

After Recording Send Tax Notice To:

Lorne & Annette Nunnally
4110 Highway 31
Calera, AL 35040



20120914000351230 1/4 \$1124.50
Shelby Cnty Judge of Probate, AL
09/14/2012 02:38:20 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHLEBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Lorne E. Nunnally and Annette J. Nunnally**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, grant, bargain, sell and convey one undivided half interest unto **Lorne Ernest Nunnally and Annette J. Nunnally, Trustees of the Lorne Nunnally Trust dated August 10, 2012, and any amendments thereto** and the other undivided half interest unto **Annette J. Nunnally and Lorne Ernest Nunnally, Trustees of the Annette Nunnally Trust dated August 10, 2012, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL
DESCRIPTION WHICH IS HEREBY INCORPORATED
BY REFERENCE AS THOUGH FULLY SET OUT
HEREIN.***

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

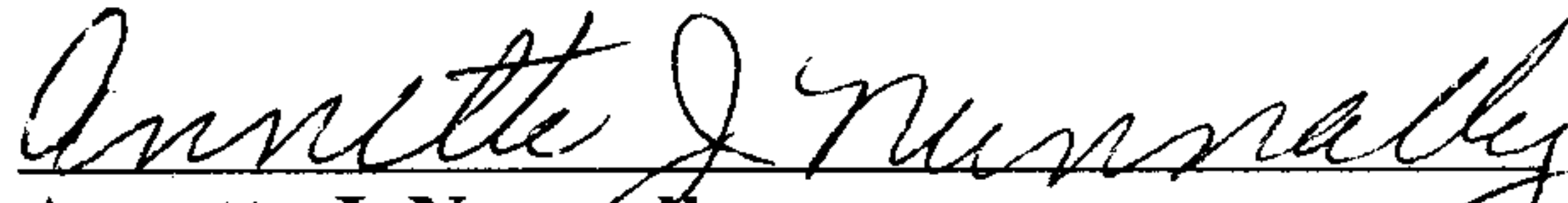
Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/14/2012
State of Alabama
Deed Tax:\$1102.50

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 10th day of August, 2012.


Lorne E. Nunnally

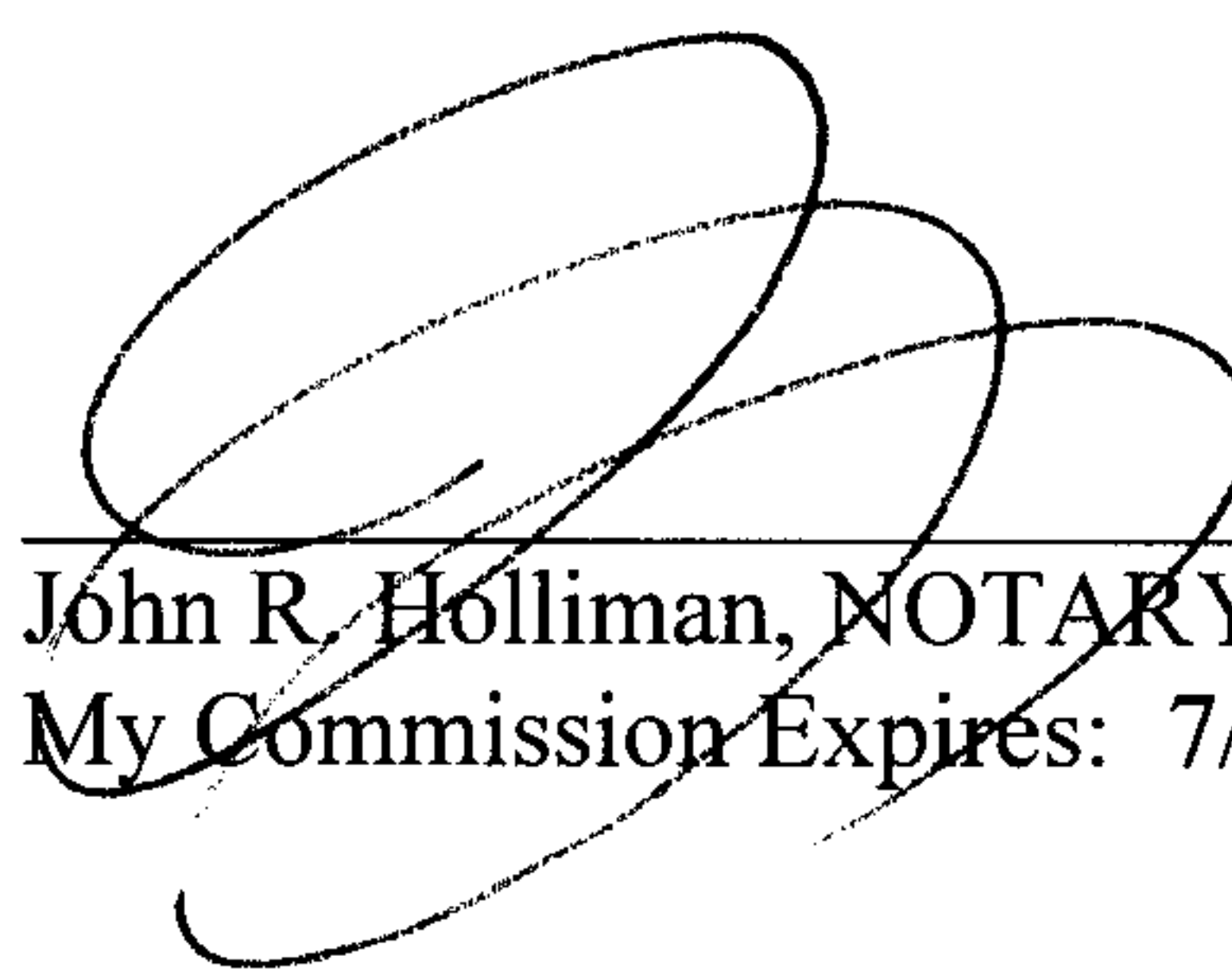

Annette J. Nunnally

STATE OF ALABAMA

COUNTY OF SHELBY

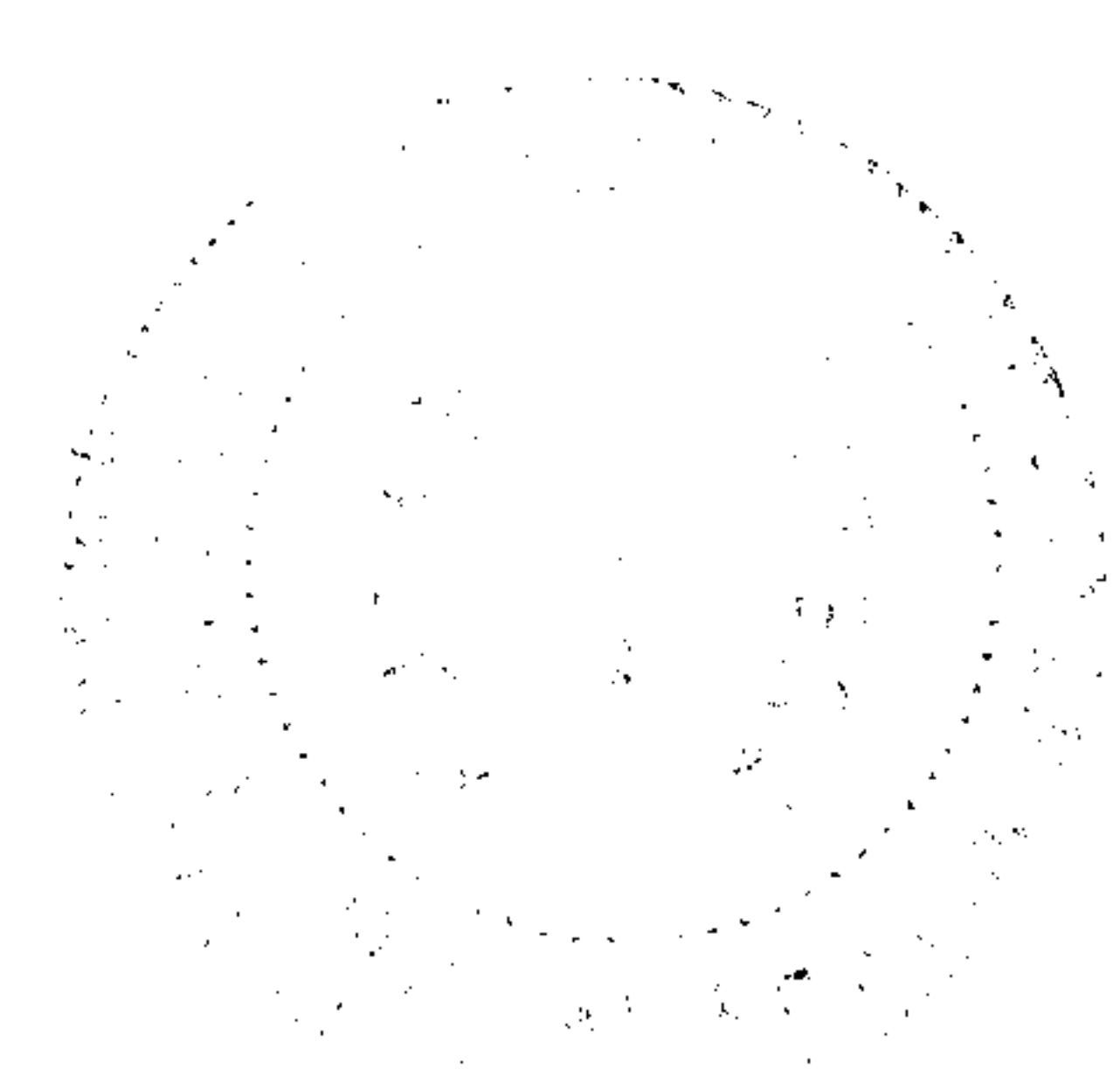
I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that Lorne E. Nunnally and Annette J. Nunnally, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 10th day of August, 2012.


John R. Holliman, NOTARY PUBLIC
My Commission Expires: 7/28/2014

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281



20120914000351230 2/4 \$1124.50
Shelby Cnty Judge of Probate, AL
09/14/2012 02:38:20 PM FILED/CERT

Exhibit A

Commence at the SW corner of the NW 1/4, of the SW 1/4, of Section 33, T-21-S, R-2-W, and run North along the West boundary of the said 1/4-1/4 line a distance of 648.95, thence turn an angle of $91^{\circ}33'$ to the right and run a distance of 747.6' to a point on the East, R.O.W. line of the Louisville and Nashville R.R. to the point of beginning, thence turn an angle of $98^{\circ}51'$ to the left and run along the East R.O.W. line of the L & N R.R. a distance of 669.07, thence turn an angle of $98^{\circ}35'$ to the right and run a distance of 357.52, thence turn an angle of $10^{\circ}52'$ to the left and run a distance of 481.65, thence turn an angle of $1^{\circ}33'$ to the left and run a distance of 514.06' to a point on the West R.O.W. line of Highway 31, thence turn an angle of $89^{\circ}23'$ to the right and run along said R.O.W. of Highway 31 a distance of 693.83', thence turn an angle of $103^{\circ}41'$ to the right and run a distance of 1072.08' thence turn an angle of $98^{\circ}46'$ to the left and run a distance of 203.4' thence turn an angle of $98^{\circ}23'$ to the right and run a distance of 345.83 to the point of beginning, being in Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.


20120914000351230 3/4 \$1124.50
Shelby Cnty Judge of Probate, AL
09/14/2012 02:38:20 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Lorne + Annette Nunnally
4110 Highway 31
Calera, AL 35040

Grantee's Name
Mailing Address

Lorne Nunnally Trust +
Annette Nunnally Trust
4110 Highway 31
Calera, AL 35040

Property Address

4110 Highway 31
Calera, AL 35040

Date of Sale

August 10, 2012

Total Purchase Price \$

or

Actual Value

\$ —

or

Assessor's Market Value \$

1,102,350.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-10-12

Print

John R. Holliman

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120914000351230 4/4 \$1124.50
Shelby Cnty Judge of Probate, AL
09/14/2012 02:38:20 PM FILED/CERT