

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Aaron C. Tanner
11 Willow Bend Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Seven Thousand No/00 Dollars (\$77,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Amy Endean Gerdes Floyd and husband, Stephen Floyd, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Aaron C. Tanner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of September, 2012

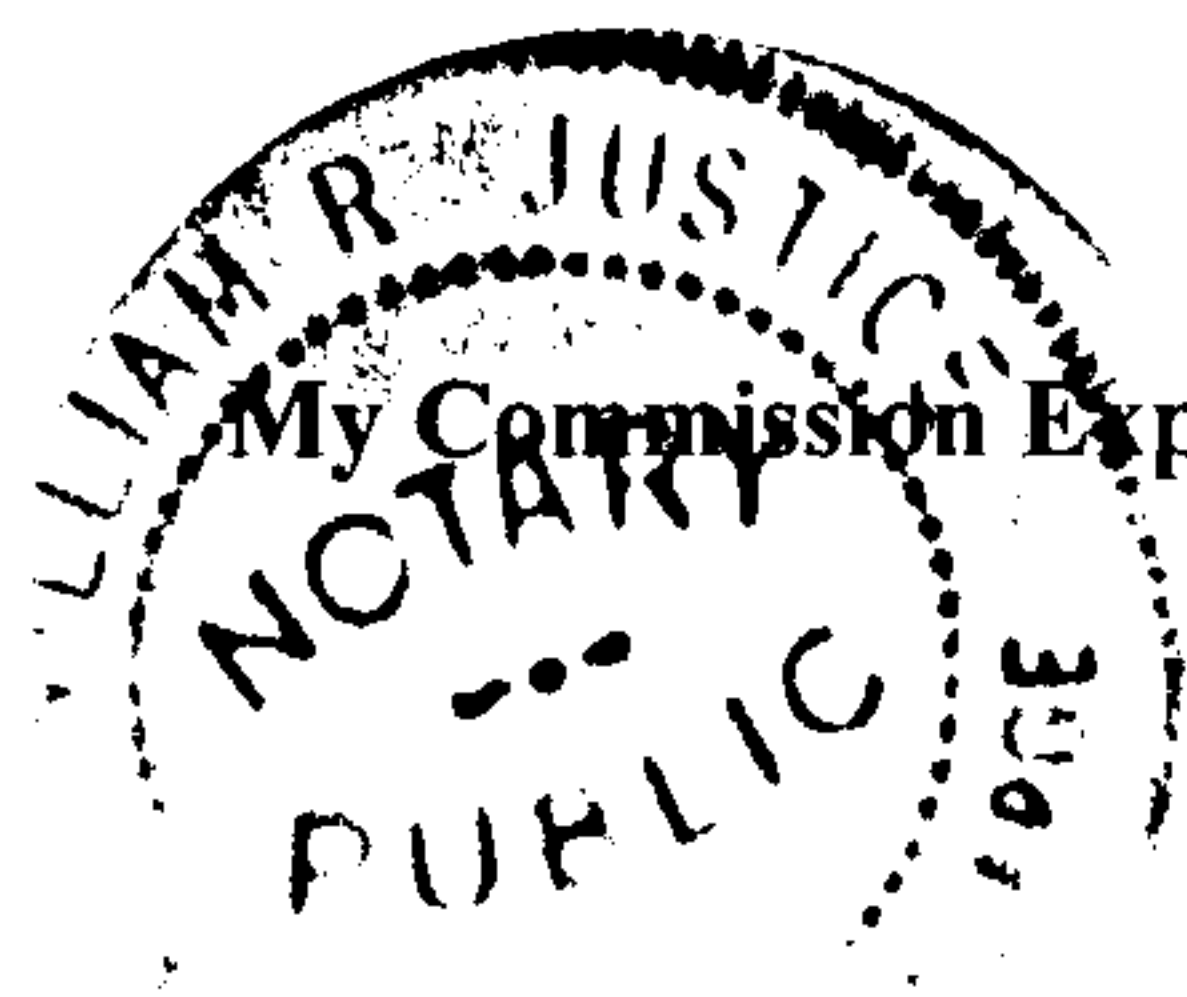

Amy Endean Gerdes Floyd

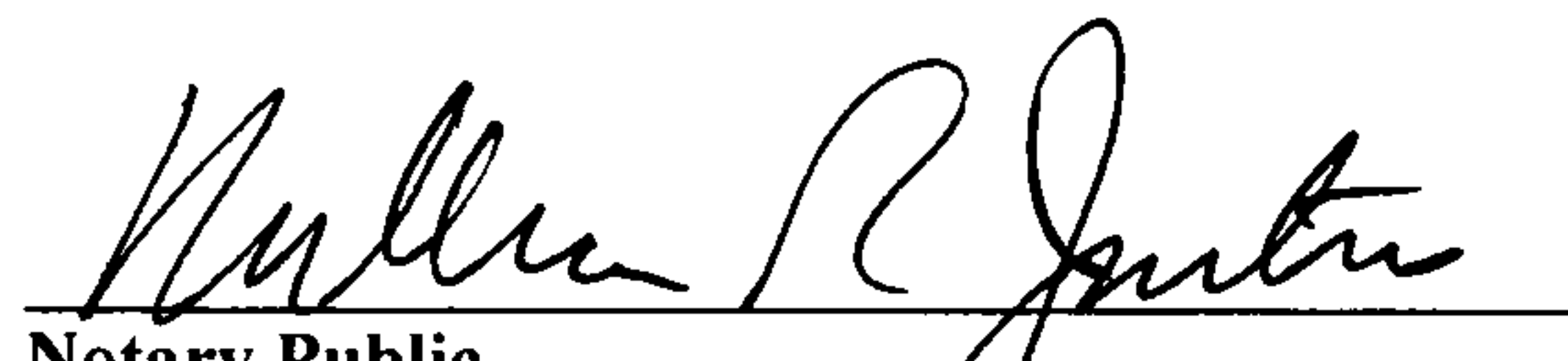

Stephen Floyd

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Amy Endean Gerdes Floyd and Stephen Floyd, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on 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 this 28th day of September, 2012.




Notary Public




20121002000375010 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/02/2012 10:18:59 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

From a ½" rebar accepted as the Southeast corner of the Northwest ¼ of the Northeast ¼ of Section 25, Township 19 South, Range 1 West, run thence West along the accepted South boundary of said Northwest ¼ of the Northeast ¼ a distance of 437.38 feet to a point that is 904.91 feet East of a fence post accepted as the Southwest corner of said Northwest ¼ of Northeast ¼ ; thence turn 90 degrees 00 minutes 00 seconds right and run 96.68 feet to a fence post, being the point of beginning of herein described parcel of land; thence turn 88 degrees 32 minutes 23 seconds left and run 152.40 feet to a ½" rebar on the easterly boundary of Willow Bend Drive; thence turn 63 degrees 39 minutes 47 seconds right and run 125.42 feet along said drive boundary to a ½" rebar; thence turn 22 degrees 31 minutes 57 seconds right and run 65.69 feet to a 1/2" rebar that is 30.00 feet East of the centerline of Shelby County Highway No. 440; thence turn 37 degrees 36 minutes 06 seconds right and run 46.65 feet to a 1/2" rebar that is also 30.00 feet East of the centerline of said County Highway; thence turn 55 degrees 30 minutes 00 seconds right and run 210.48 feet to a 1/2" rebar; thence turn 96 degrees 57 minutes 03 seconds right and run 220.61 feet to the point of beginning of herein described parcel of land; being situated in the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama.


20121002000375010 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/02/2012 10:18:59 AM 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 Stephen Floyd & Amy Endean Gerdes Floyd
Mailing Address 11 Willow Bend Drive
Chelsea, AL 35043

Grantee's Name Aaron C. Tanner
Mailing Address 3865 Green Valley Drive
Birmingham, AL 35243

Property Address 11 Willow Bend Drive, Chelsea, AL

Date of Sale 9/28/12

Total Purchase Price \$ 77,000.00

or

Actual Value \$ _____

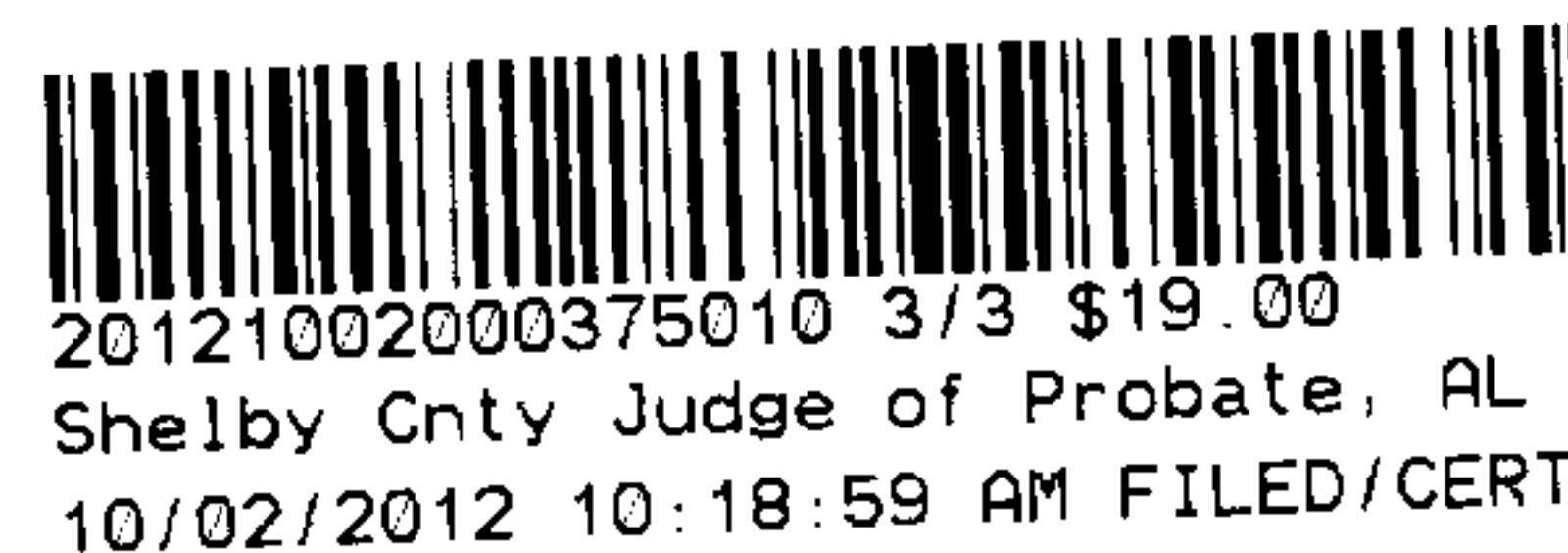
or

Assessor's Market Value \$ _____

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 9-28-12

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Stephen Floyd

☐ Unattested

[Signature]
(Verified by)