

Send tax notice to:
William Philip Lawler
285 Lawler Drive
Montevallo, Alabama 35115

This instrument prepared by:
Wendell Cauley
Bradley Arant Boult Cummings LLP
401 Adams Avenue, Suite 780
Montgomery, Alabama 36104

This Deed was prepared with
information supplied by the Grantor
herein and without the benefit of a
title search of the subject property.


STATE OF ALABAMA

)

: ss.

SHELBY COUNTY

)


20121227000494750 1/3 \$108.50
Shelby Cnty Judge of Probate, AL
12/27/2012 12:23:57 PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in-hand paid to **W. L. LAWLER, Jr.**, a married man ("Grantor"), by **WILLIAM PHILIP LAWLER and wife, JACKIE BURROW LAWLER** (collectively "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto **WILLIAM PHILIP LAWLER**, an eighty-six one-hundredths (86/100s) undivided interest, and unto **JACKIE BURROW LAWLER**, a fourteen one-hundredths (14/100s) undivided interest, in fee simple, subject to the matters hereinafter set forth, in the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the center of the North side of Section 6, Township 24 North, Range 13 East and proceed Easterly along the North side of said Section 6 a distance of 309.3 feet, thence at an angle to the right of 87 degrees 07' 30" at distance of 429.82 feet to the NE corner of Westinghouse plant site; thence continue in the same straight line and along the East side of said plant site a distance of 1487.0 feet to the North right of way line of Highway 25; thence at an angle to the left of a 91 degrees 38' a distance of 459.5 feet to point of beginning; thence at an angle to the left of 88 degrees 22' a distance of 306.5 feet; thence at an angle to the right of 90 degrees 00' a distance of 323.75 feet; thence at an angle to the right of 90 degrees 00' a distance of 297.3 feet to the North right of way line of Highway 25; thence at an angle to the right of 88 degrees 22' and along said right of way line a distance of 323.9 feet to point of beginning.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, restrictions, covenants, rights-of-way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning

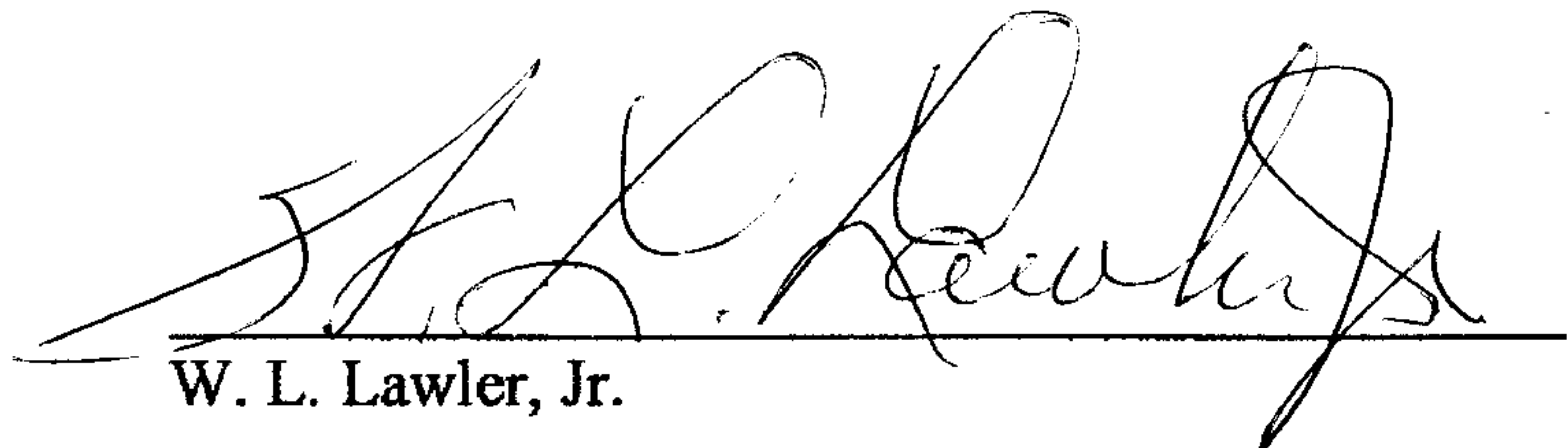
ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

The foregoing forms no part of the homestead of the Grantor.

TO HAVE AND TO HOLD unto Grantees, their heirs, successors and assigns forever; subject, however, to (i) ad valorem taxes for the year 2012 and subsequent years, not now due and payable and not delinquent; and (ii) all easements, restrictions, right-of-way, covenants and other matters of record.

Grantor does for himself, his heirs, successors and assigns, covenant with Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as set forth hereinabove; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and his heirs, successors and assigns shall, warrant and defend the same to Grantees, their heirs, successors and assigns forever against the lawful claims of all persons.

27 **IN WITNESS WHEREOF**, Grantor has hereunto set his hand and seal on or as of the day of December, 2012.

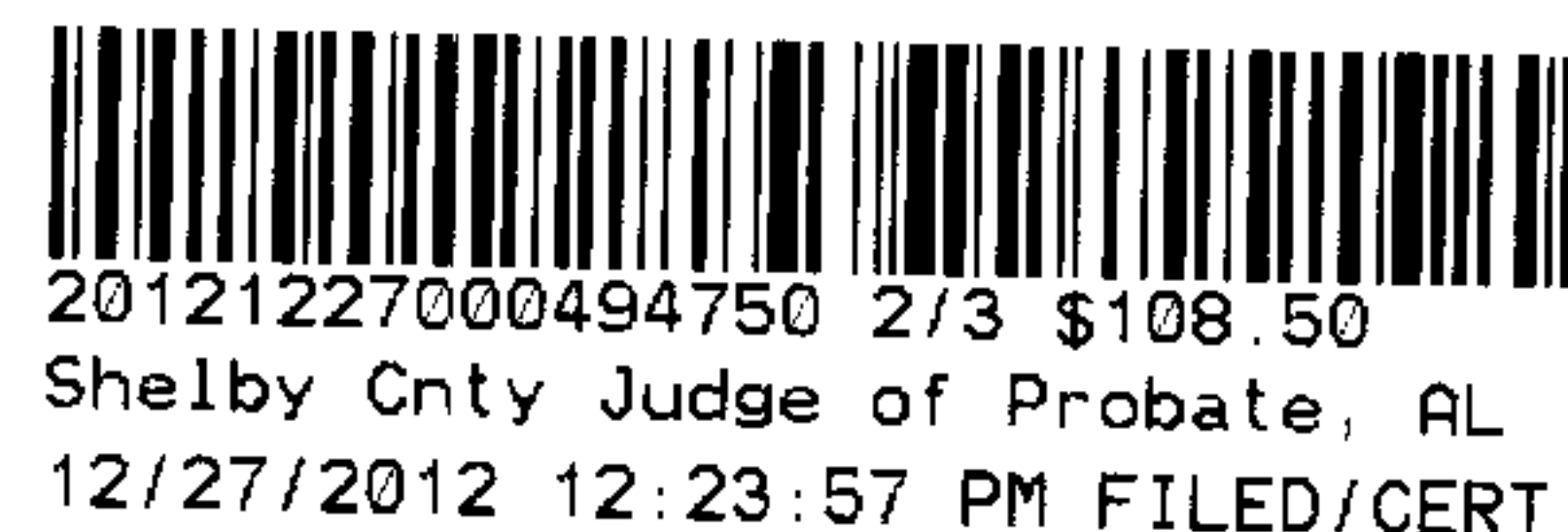

W. L. Lawler, Jr.

GRANTOR

STATE OF ALABAMA)

COUNTY OF Shelby)

: SS.



I, the undersigned, a notary public in and for said county in said state, hereby certify that W. L. Lawler, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of December, 2012.


Notary Public

[NOTARIAL SEAL]

My commission expires: _____

My Commission Expires Dec 1, 2013

Real Estate Sales Validation Form

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

Grantor's Name W. L. Lawler, Jr.
Mailing Address 135 Lawler Drive
Montevallo, AL 35115

Grantee's Name Wm. Philip Lawler et al.
Mailing Address 285 Lawler Drive
Montevallo, AL 35115

Property Address 7027 Highway 25
Montevallo, AL 35115
Parcel I.D.
1353060001003

Date of Sale December, 2012
Total Purchase Price \$ -0-

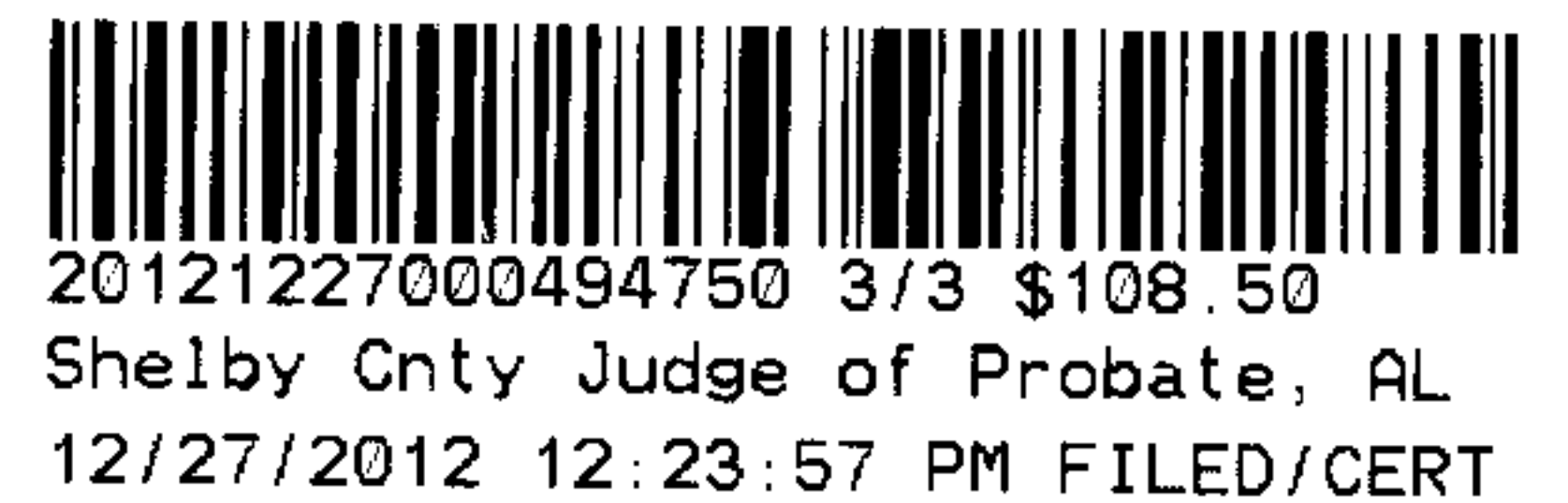
or
Actual Value \$ 89,524.02*

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 12/27/12

Print W. L. Lawler Jr.

Unattested Carline R. Hadaway
(verified by)

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

* Actual value of \$125,000.00 per appraisal of Luke Smith, Bradford Real Estate Group, LLC, less amount paid toward purchase in installments 2008-2012 and leasehold improvements of \$5,475.98. **Form RT-1**