

After Recording Send Tax Notice To:
Charles Steven Daughtry
2525 Saddle Creek Trail
Birmingham, AL 35242


20121227000495010 1/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 12/27/2012
State of Alabama
Deed Tax: \$1153.00

STATE OF ALABAMA
SHELBY 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, I, **Charles Steven Daughtry**, a single man, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes his homestead, grants, bargains, sells and conveys unto **David Cole, Trustee of the 2012 Trust dated December 7, 2012**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

See Exhibit A Attached Hereto and Made a Part Hereof.

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

IN WITNESS WHEREOF, Charles Steven Daughtry has hereunto set his hand and seal, this 9th day of January, 2012.


CHARLES STEVEN DAUGHTRY


20121227000495010 2/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

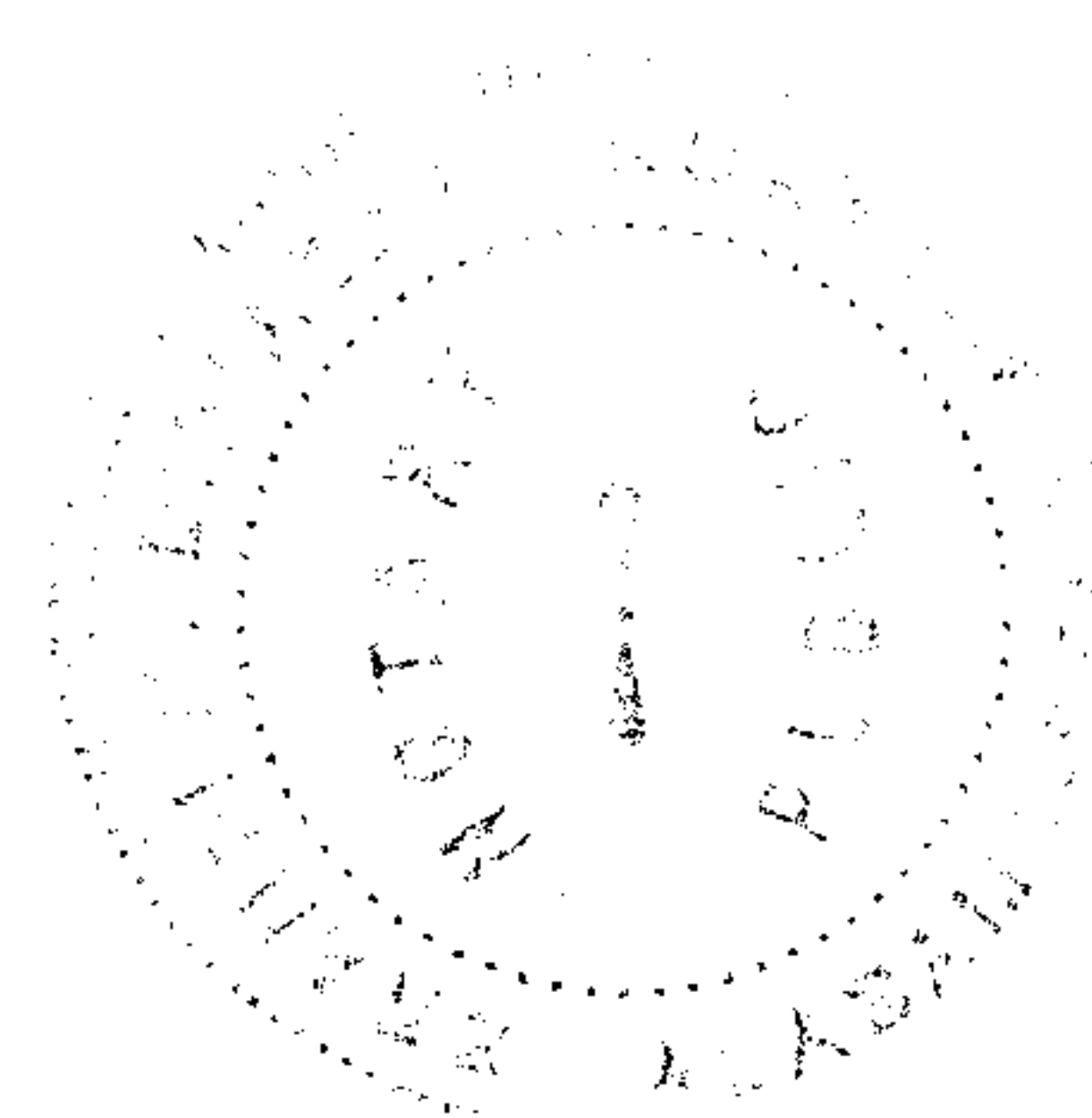
I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that **Charles Steven Daughtry, a single man** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 7th day of December, 2012.


Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:

John R. Holliman
Bailey & Holliman Estate
Planning Law Firm
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281



SCHEDULE A



20121227000495010 3/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

A parcel of land situated in Section 21, Township 18 South, Range 1 West, being more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 21; thence North 42 deg. 44 min. 15 sec. East along the Northeasterly diagonal of the NE 1/4 of the SE 1/4 of said Section, 274.16 feet to the point of beginning; thence continue along last described course 1,206.54 feet to a point; thence South 47 deg. 15 min. 45 sec. East, 390.28 feet to a point; thence South 38 deg. 43 min. 18 sec. West, 204.55 feet to the beginning of a curve to the right, said curve having a central angle of 15 deg. 00 min. 00 sec., a radius of 1,783.48 feet, an arc length of 466.92 feet and a chord of 465.58 feet as measured along a bearing of South 46 deg. 13 min. 17 sec. West; thence along said arc, 466.92 feet to the point of tangency; thence South 53 deg. 43 min. 17 sec. West, 313.69 feet to the beginning of a curve to the right, said curve having a central angle of 75 deg. 01 min. 00 sec., a radius of 279.43 feet, an arc length of 365.85 feet and a chord of 340.27 feet, as measured along a bearing of North 88 deg. 46 min. 14 sec. West; thence along said arc 365.85 feet to the point of tangency; thence North 51 deg. 15 min. 45 sec. West, 61.88 feet to the point of beginning; being situated in Shelby County, Alabama.

And an easement for ingress and egress described as follows:

A parcel of land situated in Section 21 and 22, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 21, thence North 42 deg. 44 min. 15 sec. East along the Northeasterly diagonal of the NE 1/4 of the SE 1/4 of said Section 214.01 feet to the point of beginning; thence South 51 deg. 15 min. 45 sec. East 66.07 feet to the beginning of a curve to the left, said curve having a central angle of 75 deg. 01 min. 00 sec., a radius of 339.43 feet, an arc length of 444.41 feet, and a chord of 413.34 feet as measured along a bearing of South 88 deg. 46 min. 14 sec. East, thence along said arc, 444.41 feet to the point of tangency; thence North 53 deg. 43 min. 17 sec. East 313.69 feet to the beginning of a curve to the left, said curve having a central angle of 15 deg. 00 min. 00 sec., a radius of 1,843.48 feet, an arc length of 482.62 feet, and a chord of 481.24 feet as measured along a bearing of North 46 deg. 13 min. 17 sec. East; thence along said arc 482.62 feet to the point of tangency; thence North 38 deg. 43 min. 18 sec. East 361.44 feet to the beginning of a curve to the right, said curve having a central angle of 34 deg. 29 min.

SCHEDULE A (Continued)



20121227000495010 4/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

30 sec., a radius of 400.86 feet, an arc length of 241.31 feet and a chord of 237.69 feet as measured along a bearing of North 55 deg. 58 min. 03 sec. East; thence along said arc, 241.31 feet to the point of tangency; thence North 73 deg. 12 min. 48 sec. East, 110.00 feet to the beginning of a curve to the left, said curve having a central angle of 32 deg. 30 min. 00 sec., a radius of 364.51 feet, an arc length of 206.76 feet, and a chord of 204.00 feet as measured along a bearing of North 56 deg. 57 min. 48 sec. East, thence along said arc 206.76 feet to the point of tangency; thence North 40 deg. 42 min. 48 sec. East 120.00 feet to the beginning of a curve to the right, said curve having a central angle of 46 deg. 45 min. 00 sec., a radius of 270.77 feet, an arc length of 220.93 feet, and a chord of 214.86 feet as measured along a bearing of North 64 deg. 05 min. 18 sec. East; thence along said arc, 220.93 feet to the point of tangency; thence North 87 deg. 27 min. 48 sec. East 427.50 feet to the beginning of a curve to the left, said curve having a central angle of 12 deg. 16 min. 20 sec., a radius of 509.54 feet, an arc length of 109.14 feet, and a chord of 108.93 feet as measured along a bearing of North 81 deg. 19 min. 38 sec. East; thence along said arc, 109.14 feet to the point of tangency; thence North 75 deg. 11 min. 29 sec. East, 136.33 feet to the beginning of a curve to the right, said curve having a central angle of 12 deg. 15 min 00 sec., a radius of 855.28 feet, an arc length of 182.86 feet and a chord of 182.51 feet as measured along a bearing of North 81 deg. 18 min. 59 sec., East; thence along said arc, 182.86 feet to the point of tangency and the intersection of the North line of the SW 1/4 of Section 22; thence South 87 deg. 26 min. 28 sec. West, and along said 1/4 line 422.98 feet to the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 22; thence South 87 deg. 27 min. 48 sec. West and along said 1/4 line 427.50 feet to the beginning of a curve to the left said curve having a central angle of 46 deg. 45 min. 00 sec., a radius of 330.77 feet, an arc length of 269.89 feet, and a chord of 262.47 feet, as measured along a bearing of South 64 deg. 05 min. 18 sec. West; thence along said arc 269.89 feet to the point of tangency; thence South 40 deg. 42 min. 48 sec. West, 120.00 feet to the beginning of a curve to the right, said curve having a central angle of 32 deg. 30 min. 00 sec., a radius of 304.51 feet, an arc length of 172.73 feet, and a chord of 170.42 feet, as measured along a bearing of South 64 deg. 05 min. 18 sec. West; thence along said arc, 172.73 feet to the point of tangency; thence South 73 deg. 12 min. 48 sec. West, 110.00 feet to the beginning of a curve to the left, said curve having



20121227000495010 5/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

a central angle of 34 deg. 29 min. 30 sec., a radius of 460.86 feet, an arc length of 277.43 feet and a chord of 273.26 feet, as measured along a bearing of South 55 deg. 58 min. 03 sec. West; thence along said arc 277.43 feet to the point of tangency; thence South 38 deg. 43 min. 18 sec. West, 361.44 feet to the beginning of a curve to the right, said curve having a central angle of 15 deg. 00 min. 00 sec., a radius of 1,783.48 feet, an arc length of 466.92 feet and a chord of 465.58 feet as measured along a bearing of South 46 deg. 13 min. 17 sec. West; thence along said arc 466.92 feet to the point of tangency; thence South 53 deg. 43 min. 17 sec. West, 313.69 feet to the beginning of a curve to the right, said curve having a central angle of 75 deg. 01 min 00 sec., a radius of 279.43 feet, an arc length of 365.85 feet and a chord of 340.27 feet, as measured along a bearing of North 88 deg. 46 min. 14 sec., West; thence along said arc, 365.85 feet to the point of tangency; thence North 51 deg. 15 min. 45 sec. West, 61.88 feet to a point on the Northeast diagonal of the NE 1/4 of the SE 1/4 of Section 21; thence South 42 deg. 44 min. 15 sec. West along said diagonal, 60.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

Charles Steven Daughtry
2525 Saddle Creek Tr.
Birmingham AL 35242

Grantee's Name
Mailing Address

2012 Trust
2525 Saddle Creek Tr.
Birmingham AL 35242

Property Address

2525 Saddle Creek Trail
Birmingham, AL 35242

Date of Sale

On December 7, 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

1,152,576



20121227000495010 6/6 \$1180.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:30:43 PM FILED/CERT

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 12-7-12

Print

Charles Steven Daughtry

Unattested

Sign

Charles Steven Daughtry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1