


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20130103000002860 1/5 \$224.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:03:58 AM FILED/CERT

Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$200.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, the undersigned **JAMES R. JACKSON AND DONNA F. JACKSON**, (herein referred to as the Grantors) do by these presents grant, bargain, sell and convey unto **BRADLEY FOWLER JACKSON**, as Trustee of the “**The James Robert and Donna Fowler Jackson Sterrett Land 2012 Irrevocable Trust.**” dated December 26, 2012, in the following described real estate situated in Shelby County, Alabama (the “Property”):

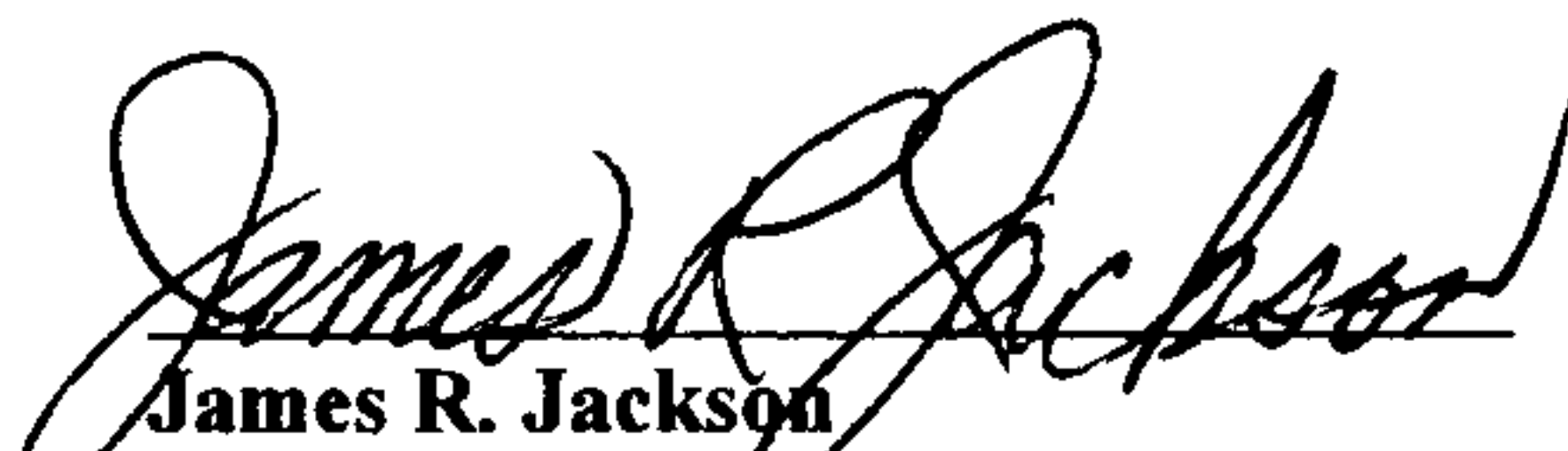
SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED BY
REFERENCE HEREIN.

Such Property is conveyed subject to the following:

1. A non-exclusive, perpetual easement for vehicular and pedestrian ingress, egress and utilities to the Road as the Road is described and defined in the Amended Declaration of Restrictive Covenants for Mountain Farms, as recorded in Instrument #1996-20274 in the Office of the Judge of Probate of Shelby County, Alabama (the “Probate Office”).
2. Any applicable zoning ordinances.
3. Existing utility and ingress-egress easements and the facilities thereon, whether or not of record, and which would be disclosed by an inspection of the property; also easements shown on recorded plat.
4. Any right, title or interest of Grantor or third parties in any improvements on the Property, whether or not of record, created by parties other than Grantors.

TO HAVE TO AND TO HOLD to said Grantees its heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 26th day of December, 2012.


James R. Jackson



Donna F. Jackson

STATE OF ALABAMA)

COUNTY OF Montgomery)

I, Brenda V. Archer, a Notary Public in and for said state and county, hereby certify that James R. Jackson and Donna F. Jackson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 this 26th day of December, 2012.


BRENDA V. ARCHER
Notary Public
My Commission Expires: 9/11/2013
Notary Public State of Alabama

This Instrument Prepared By:
J. Theodore Jackson, Jr.
Rushton, Stakely, Johnston & Garrett, PA
184 Commerce Street
Montgomery, Alabama 36104
Phone: (334) 206-3252



20130103000002860 2/5 \$224.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:03:58 AM FILED/CERT


EXHIBIT A

PARCEL #4

From the true N.E. corner of Section 25, T18S-R1E, being the point of beginning of herein described parcel of land, run thence West along the true North boundary of said Section 25 a distance of 1304.31 feet; thence turn $89^{\circ}27'30''$ left and run 1711.10 feet; thence turn $31^{\circ}29'51''$ right and run 600.43 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $80^{\circ}51'05''$ left and run 69.53 feet along said easement centerline and the following courses; $43^{\circ}39'49''$ right for 60.58 feet; $55^{\circ}03'01''$ right for 121.31 feet; $29^{\circ}24'57''$ left for 57.83 feet; thence turn $19^{\circ}51'35''$ left and run 122.0 feet along said easement centerline; thence turn $09^{\circ}40'25''$ left and run 14.12 feet along said easement centerline; thence turn $80^{\circ}40'05''$ left and run 930.50 feet; thence turn $61^{\circ}32'57''$ left and run 944.58 feet; thence turn $61^{\circ}32'57''$ right and run 290.80 feet to a point on an accepted property line; thence turn $91^{\circ}30'34''$ left and run 437.57 feet along an accepted property line; thence turn $02^{\circ}25'28''$ right and run 1334.98 feet along an accepted property line to the point of beginning of herein described parcel of land.

PARCEL #5

From the true N.E. corner of Section 25, T18S-R1E, run thence West along the true North boundary of said Section 25 a distance of 1304.31 feet; thence turn $89^{\circ}27'30''$ left and run 1311.10 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 400.0 feet; thence turn $31^{\circ}29'51''$ right and run 600.43 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn $79^{\circ}45'38''$ right and run 101.30 feet along said easement centerline and the following courses; $15^{\circ}35'10''$ left for 60.47 feet; $26^{\circ}22'45''$ left for 66.80 feet; $11^{\circ}11'17''$ left for 391.85 feet; $23^{\circ}03'07''$ right for 63.06 feet; $08^{\circ}32'40''$ right for 84.03 feet; $16^{\circ}29'11''$ left for 247.71 feet; thence turn $21^{\circ}59'31''$ right and run 120.46 feet to the S.W. corner of the lands herein described; thence turn $86^{\circ}42'08''$ right and run 964.44 feet; thence turn $79^{\circ}15'25''$ right and run 1350.0 feet to the point of beginning of herein described parcel of land.


20130103000002860 3/5 \$224.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:03:58 AM FILED/CERT

LESS AND EXCEPT 12.52 ACRES DESCRIBED AS FOLLOWS:

Description to-wit:

From a 1/2" pipe at the N.E. corner of Section 25, T18S-R1E, run thence Grid S 88°37'31"W along the North boundary of said Section 25 and the North boundary of Parcel #4 of Mountain Farms, for a distance of 1304.31 feet to a 1/2" rebar at the N.W. corner of said Parcel #4; thence run S 00°49'59"E along the West boundary of said Parcel #4 for a distance of 1155.10 feet to a 1/2" rebar, being the Point of Beginning of herein described parcel of land; thence continue S 00°49'59"E for a distance of 556.00 feet to a 1/2" rebar; thence run S 30°39'52"W for a distance of 600.43 feet to a 1/2" rebar in the center of a 60' non-exclusive easement for ingress, egress and utilities; thence run S 50°11'13"E along said easement centerline for a distance of 69.53 feet to a 1/2" rebar; thence run S 06°31'24"E along said easement centerline for a distance of 60.58 feet to a 1/2" rebar; thence run S 48°31'37"W along said easement centerline for a distance of 121.31 feet to a 1/2" rebar; thence run S 19°06'40"W along said easement centerline for a distance of 57.83 feet to a 1/2" rebar; thence run S 00°44'55"E along said easement centerline for a distance of 60.52 feet to a 1/2" rebar; thence run N 88°54'35"E for a distance of 399.62 feet to a 1/2" rebar; thence run N 18°24'05"E for a distance of 1451.49 feet to a 1/2" rebar; thence run S 88°37'31"W for a distance of 511.00 feet to the Point of Beginning of herein described parcel of land, containing 12.52 acres, being a part of a parcel of land known as Parcel #4 of Mountain Farms, also a 60' non-exclusive easement for ingress, egress and utilities to-wit: From a 1/2" rebar at the N.E. corner of Section 25, T18S-R1E, run thence Grid S 88°37'31"W along the North boundary of said Section 25 and the North boundary of Parcel #4 of Mountain Farms for a distance of 1304.31 feet to a 1/2" rebar at the N.W. corner of said Parcel #4; thence run S 00°49'59"E along the West boundary of said Parcel #4 for a distance of 1155.10 feet to a 1/2" rebar; thence continue S 00°49'59"E for a distance of 556.00 feet to a 1/2" rebar; thence run S 30°39'52"W for a distance of 600.43 feet to the Point of Beginning of the centerline of herein described 60' non-exclusive easement for ingress, egress and utilities; thence run S 50°11'13"E along said easement centerline for a distance of 69.53 feet and the following courses: S 06°31'24"E for a distance of 60.58 feet; S 48°31'37"W for a distance of 121.31 feet; S 19°06'40"W for a distance of 57.83 feet; S 00°44'55"E for a distance of 122.00 feet; S 10°25'20"E for a distance of 175.69 feet; S 16°39'28"W for a distance of 163.70 feet; S 13°37'24"W for a distance of 210.02 feet; S 07°40'15"W for a distance of 303.05 feet; S 05°14'18"E for a distance of 89.15 feet; S 29°47'41"E for a distance of 183.00 feet; S 16°26'52"E for a distance of 105.28 feet; S 00°13'13"W for a distance of 156.93 feet; S 07°54'06"W for a distance of 227.18 feet; S 03°31'50"W for a distance of 285.70 feet; S 34°16'15"E for a distance of 221.66 feet; S 28°30'08"E for a distance of 103.48 feet; S 19°47'40"E for a distance of 262.83 feet; S 31°54'07"E for a distance of 71.66 feet; S 55°41'25"E for a distance of 59.89 feet; S 62°50'30"E for a distance of 86.97 feet; S 40°00'10"E for a distance of 64.03 feet; S 10°17'15"E for a distance of 99.94 feet; S 33°29'48"E for a distance of 43.46 feet; N 74°31'30"E for a distance of 41.30 feet; N 28°50'05"E for a distance of 126.70 feet; N 53°53'45"E for a distance of 47.93 feet; S 66°04'36"E for a distance of 28.70 feet; S 14°30'56"E for a distance of 115.77 feet; S 52°16'40"E for a distance of 57.11 feet; N 71°40'53"E for a distance of 58.73 feet; N 44°30'30"E for a distance of 79.26 feet; N 22°59'48"E for a distance of 73.89 feet; N 03°03'06"E for a distance of 147.2 feet; N 42°44'40"E for a distance of 38.84 feet; S 62°13'43"E for a distance of 37.88 feet; S 27°34'00"E for a distance of 65.60 feet; S 10°57'08"E for a distance of 188.20 feet; S 18°40'38"E for a distance of 61.51 feet; S 65°47'43"E for a distance of 52.84 feet; N 66°23'25"E for a distance of 126.45 feet; S 79°02'50"E for a distance of 125.4 feet; thence run N 83°21'53"E along said easement centerline for a distance of 280.12 feet to a point of termination of the centerline of herein described 60' non-exclusive easement for ingress, egress and utilities, said point being in the center of Shelby County Highway #55 (80' R.O.W.).

20130103000002860 4/5 \$224.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:03:58 AM FILED/CERT



20130103000002860 5/5 \$224.00
Shelby Cnty Judge of Probate, AL
01/03/2013 10:03:58 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: **James R. & Donna F. Jackson**

Grantee's Name: **Bradley Fowler Jackson, Trustee of
The James Robert and Donna Fowler Jackson Sterrett Land
2012 Irrevocable Trust**

Mailing Address: 16003 Highway 55
Sterrett, Alabama 35147

Mailing Address: 3633 Alta Dena Drive
Birmingham, Alabama 35247

Property Address: 16003 Highway 55
Sterrett, Alabama 35147

Date of Sale: December 26, 2012

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value: **\$200,000.00**

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 12-28-2012

Print J. Theodore Jackson, Jr.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one