

This instrument was prepared without
benefit of title evidence by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
Jacob & Leah Harper
3110 Blue Springs Road
Wilsonville, Alabama 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 DOLLARS (\$12,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James Kidd, a single man (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jacob and Leah Harper, a married couple (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED "EXHIBIT A"

**SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
RIGHTS OF WAY OF RECORD.**

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 17 day of January, 2013

James Kidd
James Kidd


STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Kidd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

2013. Given under my hand and official seal this the 17th day of January,

Tammy L. Seale
Notary Public


20130117000024070 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/17/2013 11:34:40 AM FILED/CERT

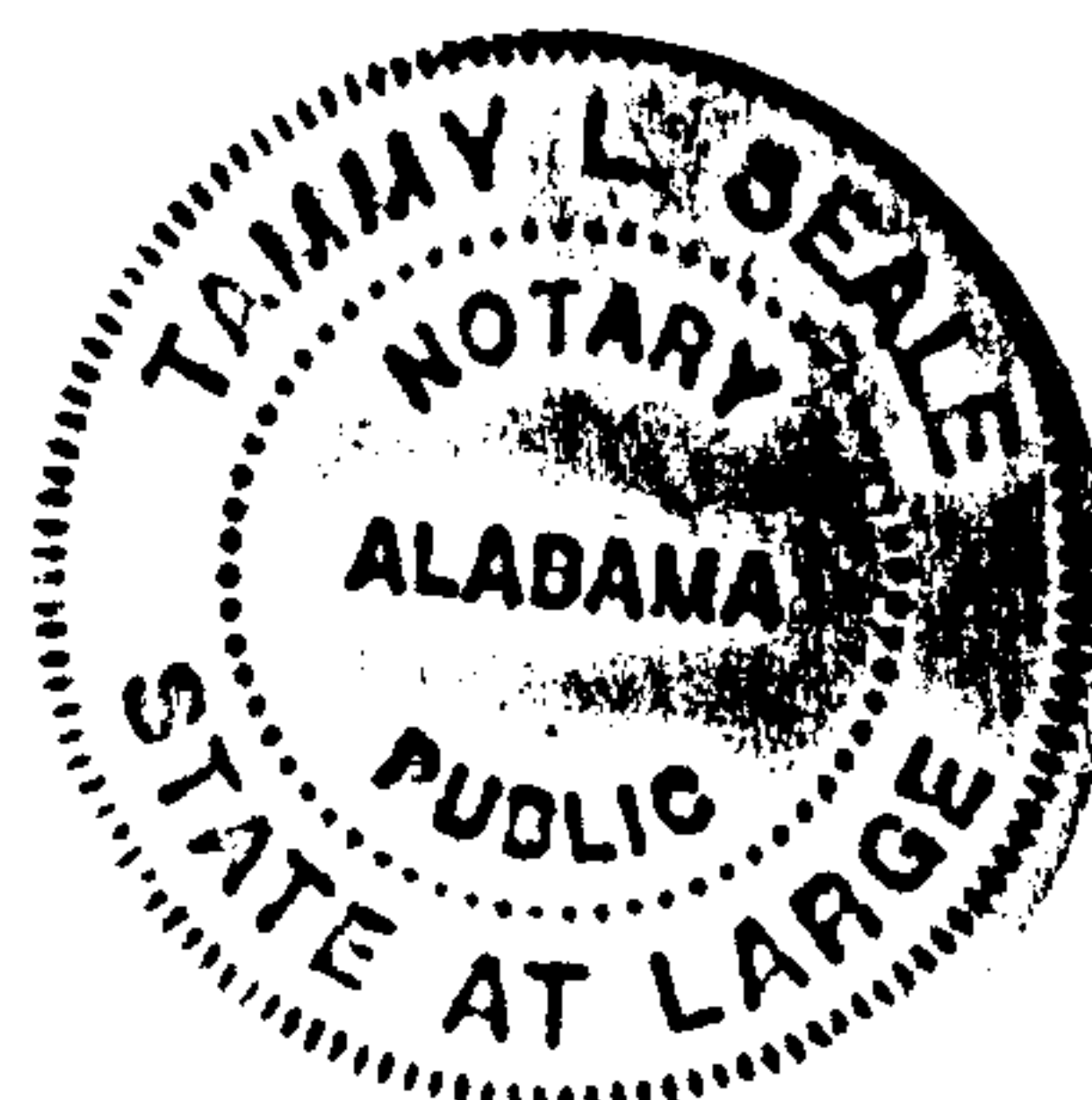


EXHIBIT A

PARCEL 1:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°53'10"W, a distance of 236.44' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 89.18'; thence N00°06'51"E, a distance of 210.00'; thence N89°53'09"W, a distance of 210.00'; thence S00°06'51"W, a distance of 210.00'; thence N89°53'10"W, a distance of 130.31'; thence N00°21'22"E, a distance of 626.01'; thence S89°53'10"E, a distance of 366.55'; thence S05°23'15"E, a distance of 628.90' to the POINT OF BEGINNING.

Said Parcel containing 4.71 acres, more or less.

SUBJECT TO a 30' Ingress/Egress and Utility Easement as shown on plat.

Parcel Number: 20-1-01-2-001-008.000

Legal description taken from survey of Rodney Y. Shiflett dated April 24, 2012.


PARCEL 2:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°53'10"W, a distance of 665.93'; thence N00°21'22"E, a distance of 626.01'; thence N00°23'16"E, a distance of 548.55' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 85.83' to a point on the Southerly R.O.W. line of Blue Springs Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 1264.98, a central angle of 10°35'02", and subtended by a chord which bears S67°50'38"E, and a chord distance of 233.34'; thence along the arc of said curve and said R.O.W. line, a distance of 233.67'; thence N89°25'35"W and leaving said R.O.W. line, a distance of 216.70' to the POINT OF BEGINNING.

Said Parcel containing 0.23 acres, more or less.

Parcel Number: 20-1-01-2-001-004.000

Legal description taken from survey of Rodney Y. Shiflett dated April 26, 2012.


20130117000024070 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
01/17/2013 11:34:40 AM FILED/CERT

JK

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 KIDD
Mailing Address 3355-A BLUE SPRINGS ROAD
WILSONVILLE, AL 35186

Grantee's Name JACOB : LEAH HUNTER
Mailing Address 3110 BLUE SPRINGS ROAD
WILSONVILLE, AL 35186

Property Address PARCEL 1: SPRING HOLLOW DRIVE
WILSONVILLE, AL 35186
PARCEL 2: BLUE SPRINGS ROAD
WILSONVILLE, AL 35186

Date of Sale 01-17-2013
Total Purchase Price \$ 12,000.00

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 DEED AND RECEIPT OF PAYMENT SLIP

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 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 1-17-13

Print JAMES KIDD

Unattested

Jimmy L. Scale
(verified by)

Sign

James Kidd

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1