

This instrument was prepared by:
G. Barton Crum
Parnell & Crum, P.A.
641 S. Lawrence Street
Montgomery, AL 36104
W-47259

Send Tax Notice To: George Traweek Dickson
1813 Pike Road
Pike Road, AL 36064

WARRANTY DEED

20130128000036590 1/3 \$235.50
Shelby Cnty Judge of Probate, AL
01/28/2013 12:50:13 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Seventeen Thousand Five Hundred dollars and Zero cents (\$217,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Freddie Joe Hudson, a married individual (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto George Traweek Dickson (herein referred to as grantee, whether one or more), his heirs and assigns, my undivided 37.5% interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

The property conveyed herein constitutes no part of the homestead of the grantor or the grantor's spouse.

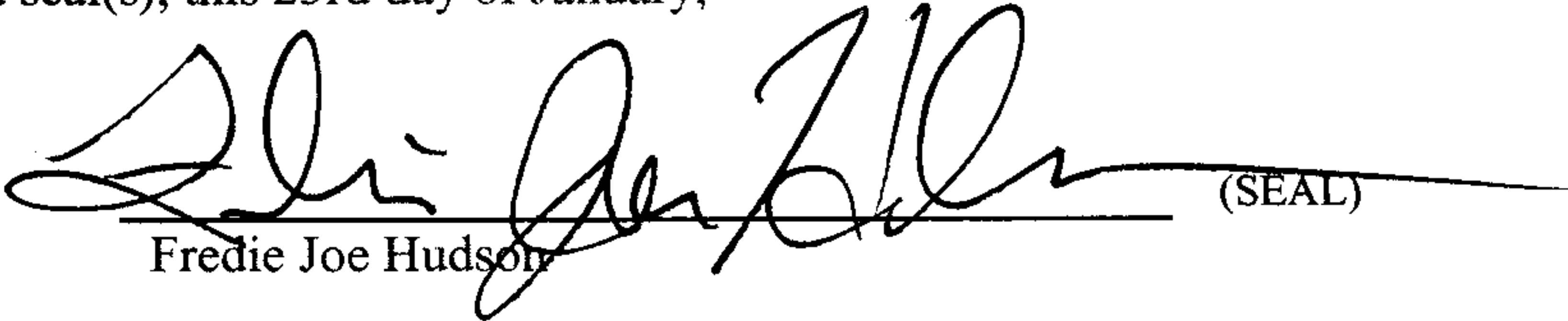
This conveyance is made subject to all restrictions, reservations, easements and/or rights of way that appear of record affecting title to the above-described property.

The property conveyed herein is commonly known as 2737 Pelham Pkwy. Pelham, Alabama.

TO HAVE AND 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, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is 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, his heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of January,

(SEAL)  (SEAL)
Freddie Joe Hudson

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

_____ (SEAL)

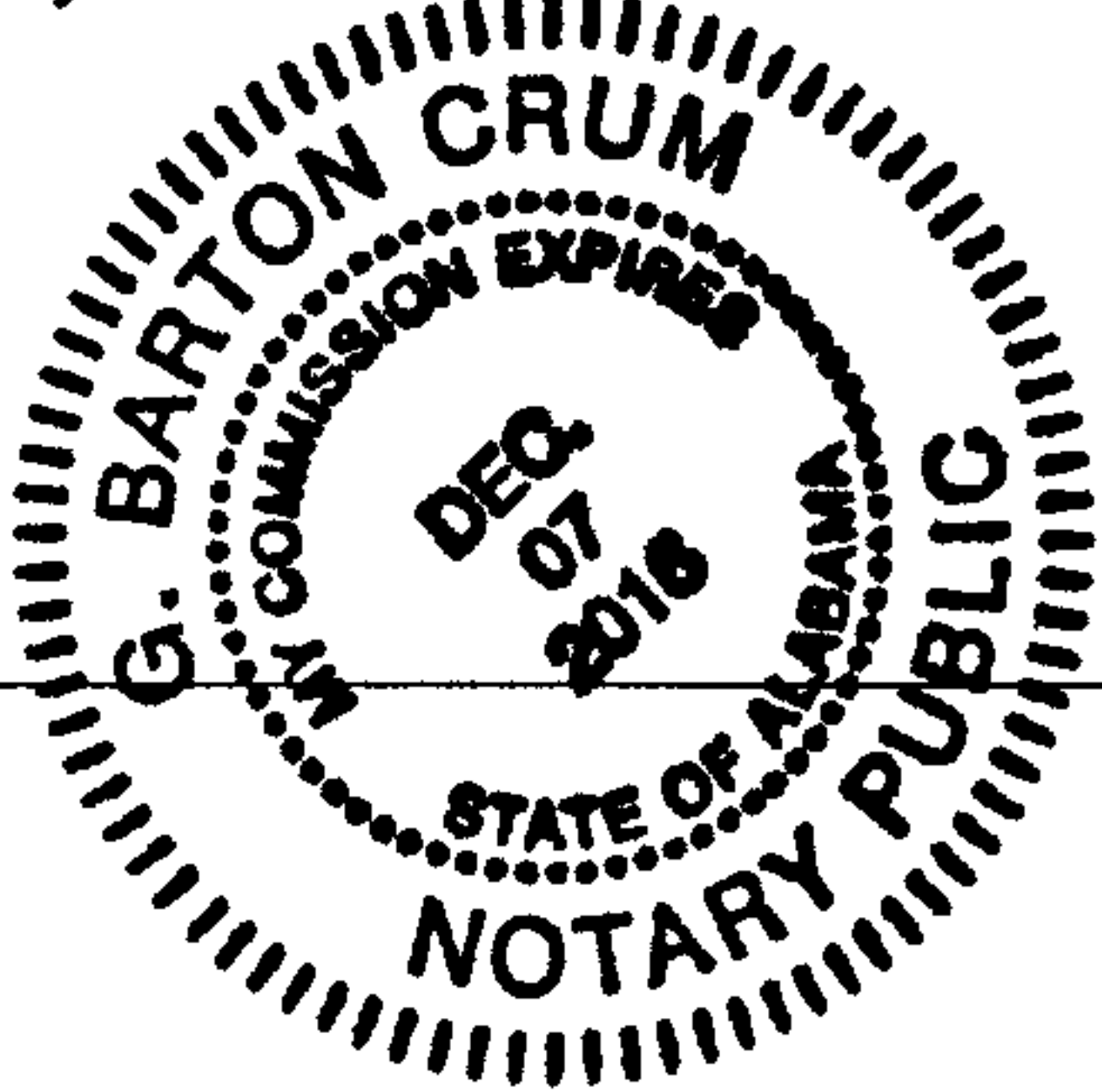
STATE OF ALABAMA


} General Acknowledgment

MONTGOMERY COUNTY

I, G. Barton Crum, a Notary Public in and for the said County, in said State, hereby certify that Freddie Joe Hudson 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January,



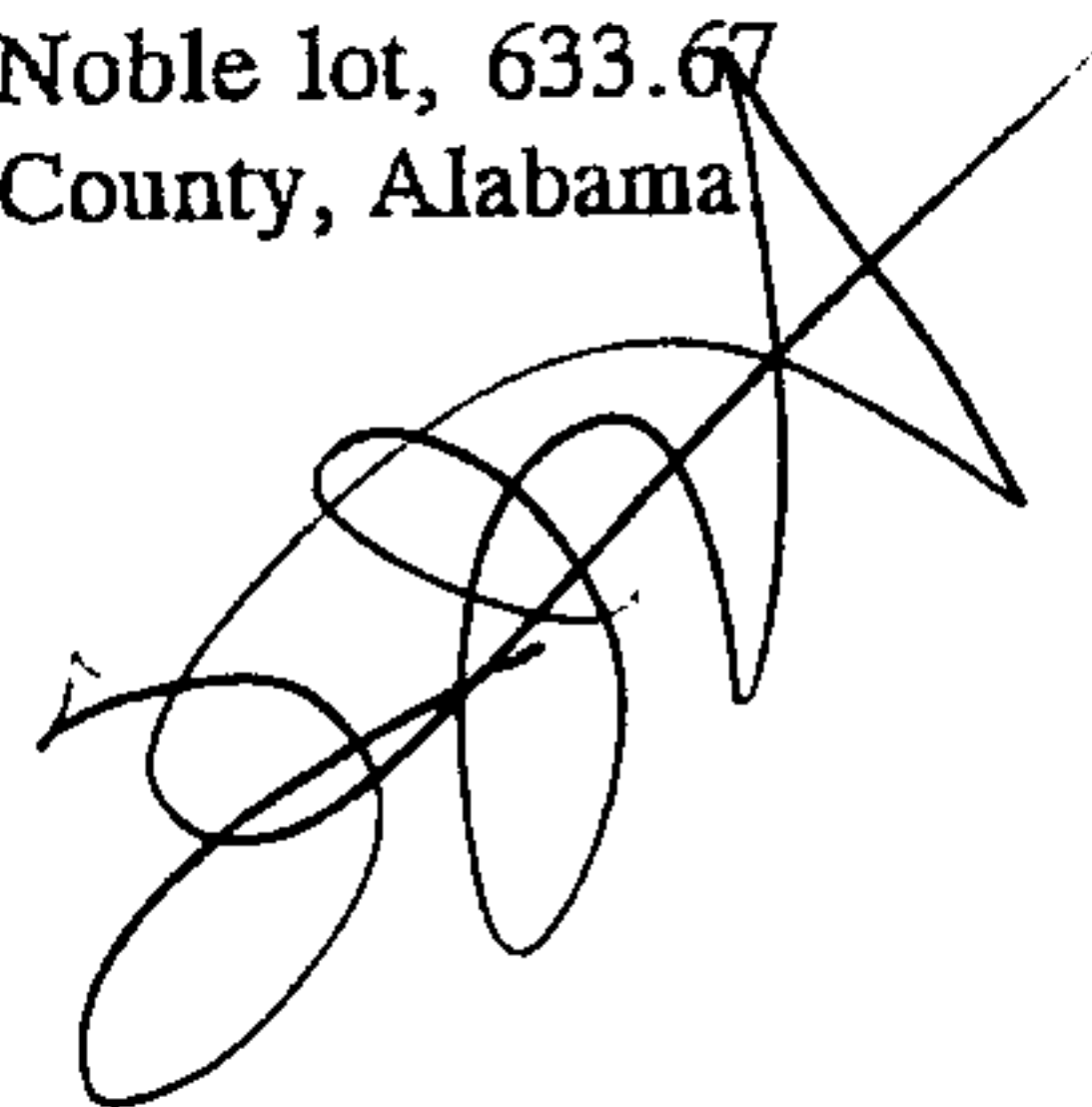

G. Barton Crum, Notary Public
Commission Expires: 12/7/2016

For Recording Only

EXHIBIT "A"

A lot situated in the SW 1/4 of the NE 1/4 of Section 12, Township 20, Range 3 West, more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 section and run thence Westerly along the Northern boundary thereof, a distance of 220.29 feet, more or less, to a point on the Eastern right of way line of U. S. Highway 31; thence turn to the left and run Southwesterly along the right of way line of U. S. Highway 31 a distance of 904.16 feet, more or less, to the Southwestern corner of the Louise Noble Lot for a Point of Beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of the said U.S. Highway 31, a distance of 49.46 feet, more or less, to a point where the property of Grantor joins the said Thornton property; thence turn an angle of 89 degrees 48'40" to the left and run in a Southeasterly direction along the Northeasterly boundary of said Thornton property a distance of 207.43 feet; thence turn an angle of 25 degrees 45' to the left and run along the North boundary of said Thornton property a distance of 472.02 feet more or less, to the East boundary of said 1/4-1/4 Section, thence run northerly along the East boundary of said 1/4-1/4 Section 132.56 feet, more or less, to the Southeastern corner of the Louise Noble lot, thence turn to the left and run westerly along the Southern boundary of the said Louise Noble lot, 633.67 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned to the right of the main text block.

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Real Estate Sales Validation Form

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

Grantor's Name Fredie Joe Hudson
Mailing Address 2636 Taylor Road
Montgomery, AL 36117

Grantee's Name George Traweck Dickson
Mailing Address 1813 Pike Road
Pike Road, AL 36064

Property Address 2737 Pelham Pkwy
Pelham, Alabama
(37.5%)

Date of Sale 01/23/2013
Total Purchase Price \$ 217,500.00

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

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 01/23/2013

☐ Unattested

[Signature]
(verified by)

Print

George Traweck Dickson

Sign

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