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Reserved for recording information

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Prepared by: **Phillip E. Brooks, Attorney**
401 Prime Point 105B
Peachtree City, Georgia 30269

Shelby County, AL 02/11/2013
State of Alabama
Deed Tax: \$5.00

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

This indenture made this 11th day of February, in the year Two Thousand Thirteen between Jeffrey A. Jones and Clarencia J. Jones of the county of Shelby as party or parties of the first part, hereunder called Grantor, and as party or parties of the second part, hereafter called Grantee (the words "Grantor" and "Grantee" to America's Home Place, Inc. include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of TEN AND 00/100's (10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See attached Exhibit "A"

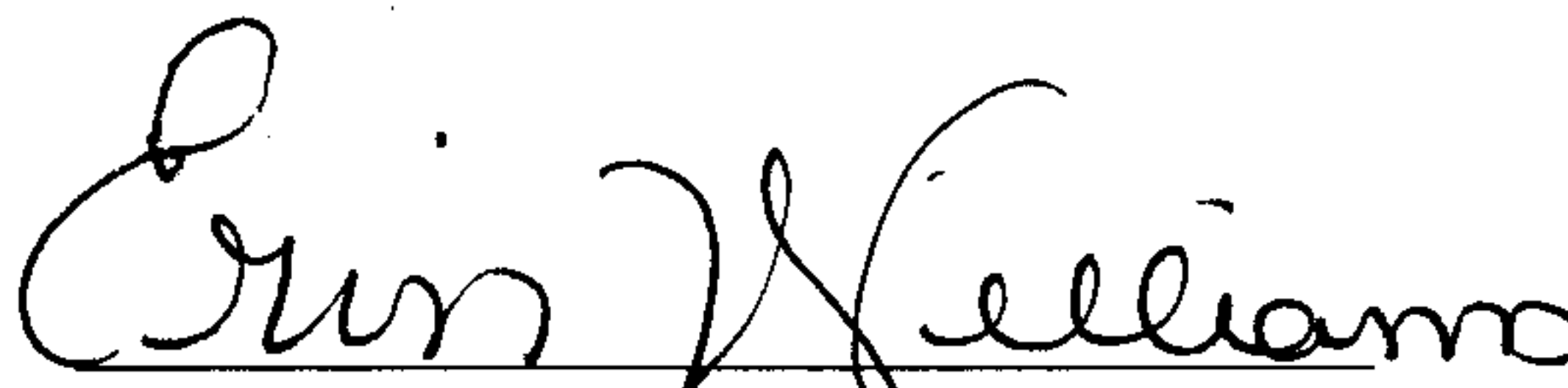
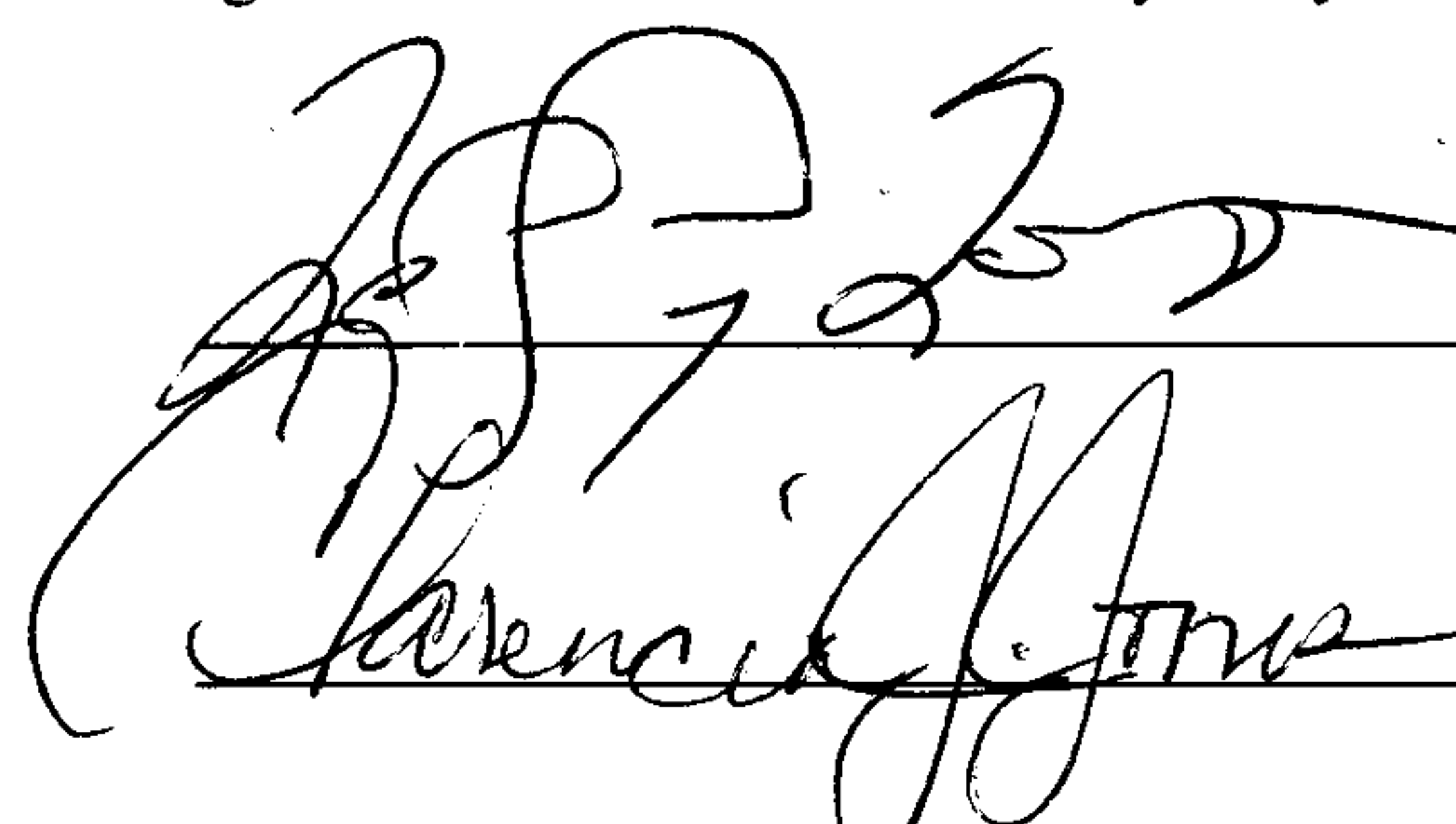
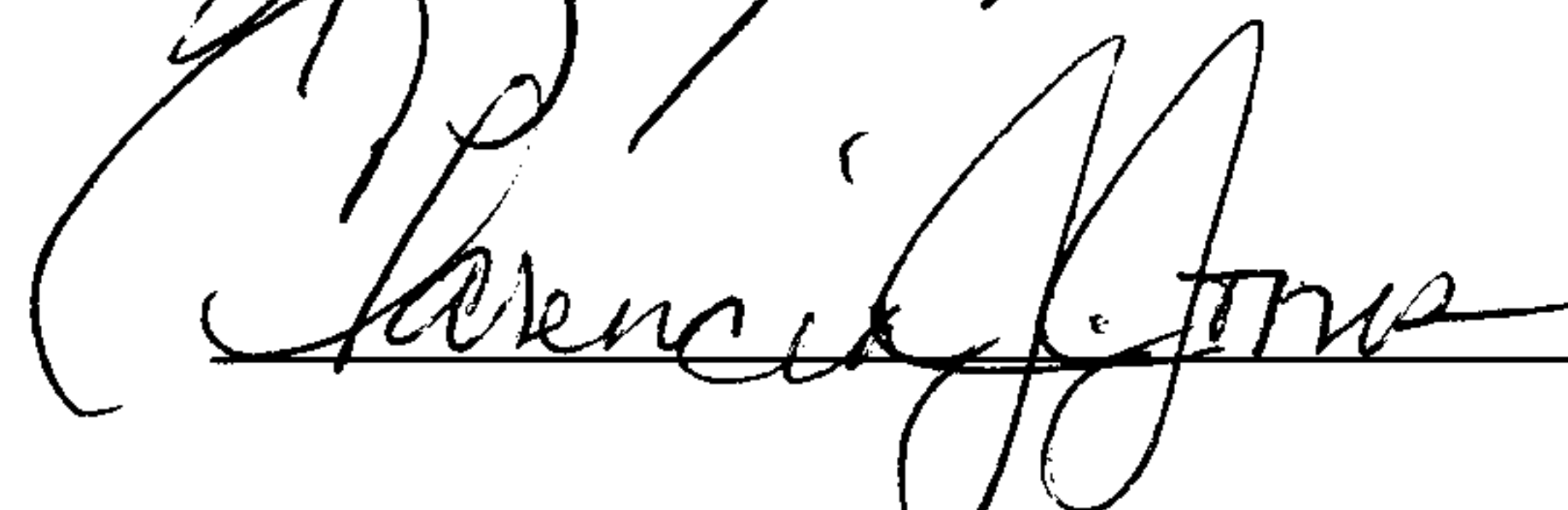
This deed is executed and delivered subject to easements and restrictions of record applicable to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered:

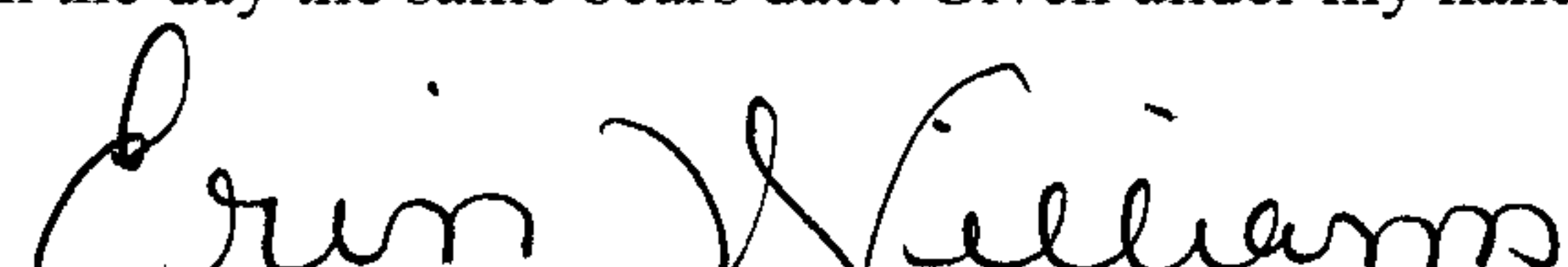

Notary Public
 (SEAL)
 (SEAL)

ACKNOWLEDGMENT:

STATE OF ALABAMA, COUNTY OF Lee ss.

I, as a notary public, hereby certify that Jeffrey A. and Clarencia J. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 11th day of February, 2013.

My Commission expires: 04/27/2014
(Seal)


(Notary Public)



20130211000059130 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

PARCEL II:

Beginning at a SW corner of Section 17, Township 22 South, Range 1 West, Shelby County, Alabama (locally accepted), said point being the point of beginning; thence S 86 degrees 47' 47" W, a distance of 1193.46 feet; thence N 17 degrees 50' 26" E, a distance of 286.03 feet to a point on curve to the left having a radius of 1025.00 feet and a central angle of 00 degrees 21' 18"; thence easterly along the arc a distance of 6.35 feet; thence N 17 degrees 29' 09" E, a distance of 50.00 feet; thence N 68 degrees 14' 07" E, a distance of 428.64 feet; thence N 07 degrees 58' 30" E, a distance of 118.96 feet; thence N 63 degrees 07' 23" E, a distance of 234.21 feet; thence N 44 degrees 48' 55" E, a distance of 637.59 feet; thence S 89 degrees 59' 34" E, a distance of 215.42 feet; thence N 00 degrees 36' 36" W, a distance of 220.00 feet; thence N 89 degrees 31' 13" E, a distance of 1152.82 feet to a Southerly right of way of Heart of Dixie Railroad; thence S 50 degrees 47' 31" E, a distance of 373.14 feet to a point of curve to the left having a radius of 950.00 feet and a central angle of 33 degrees 46' 00"; thence easterly along the arc a distance of 559.87 feet; thence S 84 degrees 33' 31" E, a distance of 66.37 feet to a point of curve to the left having a radius of 850.00 feet and a central angle of 38 degrees 37' 28"; thence easterly along the arc a distance of 573.01 feet; thence N 56 degrees 49' 01" E, a distance of 528.07 feet to a point of curve to the right having a radius of 850.00 feet and a central angle of 42 degrees 20' 43"; thence easterly along the arc a distance of 628.21 feet; thence S 80 degrees 50' 16" E, a distance of 199.16 feet and leaving said right of way; thence S 00 degrees 42' 51" E, a distance of 19.21 feet; thence S 00 degrees 06' 05" E, a distance of 1351.51 feet; thence S 00 degrees 40' 14" E, a distance of 1297.73 feet; thence S 87 degrees 36' 52" W, a distance of 1319.12 feet; thence N 00 degrees 15' 01" W, a distance of 1374.29 feet; thence S 88 degrees 49' 15" W, a distance of 1328.15 feet; thence S 89 degrees 40' 51" W, a distance of 1372.44 feet to the point of beginning.

Note: A portion of the above property is now known as Long Branch Estate Phase II, Final Plat, as recorded in Map Book 36, Page 93-A and Page 93-B, in the Probate Office of Shelby County, Alabama.

Less and Except:

Lot 142, 144, 145, 146, 150, 151, 152, 153, 154, 162, 163, 235, 236, 237, 238, 239, 240, 241, and 242, according to the Survey of Long Branch Estate Phase II, Final Plat, as recorded in Map Book 36, Page 93-A and Page 93-B, in the Probate Office of Shelby County, Alabama.



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ALL DIMENSIONS OF LOT ARE BASED ON RECORD MAP.



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PLAT

LOT SURVEY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying the the State of Alabama, the correct legal description being as follows:

Lot 174 of Long Branch Estates, Phase II, as recorded in Map Book 36, Page 93B, in the Office of the Judge of Probate of Shelby County, Alabama.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0526 D, Zone 'X', dated September 29, 2006, and found that the above described Parcel does not lie in a Flood Hazard Zone.

Rodney Y. Shiflett
Rodney Y. Shiflett Al. Reg. #21784

LOT 173

LOT 174

LOT 175

HEART OF DIXIE RAILROAD
100' ROW
R=957.50 L=241.96'

S 8°3'51" W 471.29

N 18°16'52" E 605.67

R=525.00
L=104.17'
D=11°22'07"

50' MBL

8' UTILITY ESMT

LONGBRANCH DRIVE
50' ROW

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- U OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP

JOB NO. 12268

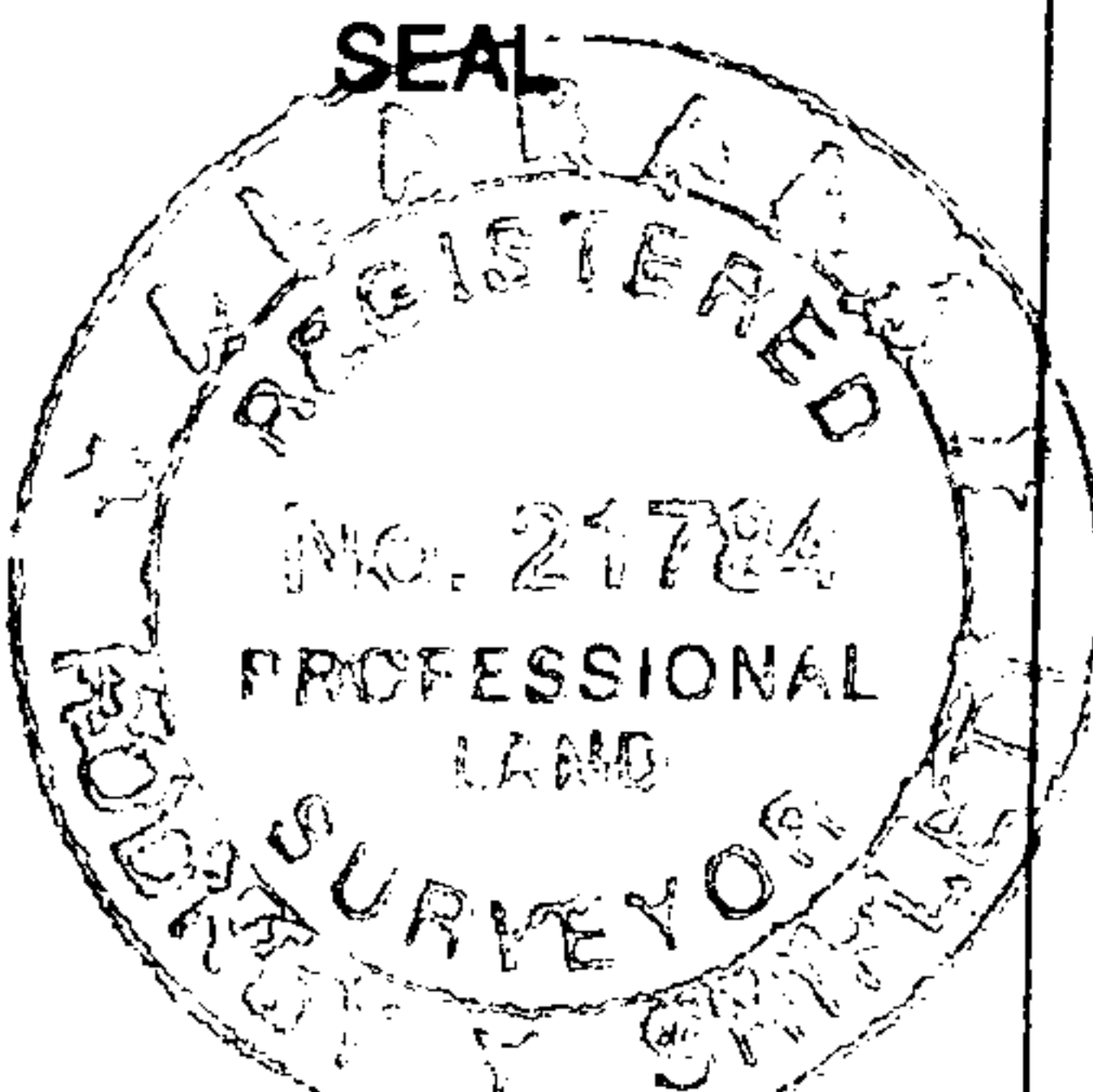
DATE 9/10/12 DATE OF FIELD SURVEY 9/7/12

ADDRESS SCALE 1" = 100'

DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298



Real Estate Sales Validation Form

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

Grantor's Name Jeffery & Chandra Jones
Mailing Address 258 Brookshore Dr.
Bastropville, AL 36022

Grantee's Name Americo's Home Place, Inc.
Mailing Address 2144 Hollow Dr.
Gainesville, GA 30501

Property Address L
3059 Longbranch Dr.
Calera, AL 35050

Date of Sale 2-11-13
Total Purchase Price \$ 5,000⁰⁰
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, 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 2-11-13

Print Ronald Meares

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

☐ Unattested

(verified by)



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Form RT-1