

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Brian Skelton
139 River Run Road
Childersburg, AL 35044

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Seven Thousand No/00 Dollars (\$137,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn Edith Yawn Mann, married, and Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn under the Will of Robert Hollis Yawn, deceased, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Earsey Brian Skelton, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.
Subject to covenants and restrictions set out on attached Exhibit B.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO 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, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 2013.

[Signature]
Witness to Carolyn Edith Yawn Mann

D. RAY CAIRN, JR.
Witness printed name

[Signature]
Witness to Carolyn Edith Yawn Mann

Stephanie Pike
Witness printed name


Carolyn Edith Yawn Mann
Carolyn Edith Yawn Mann

Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee for
Thomas Ray Yawn under the Will of
Robert Hollis Yawn, deceased

Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee for
Hollie Elizabeth Yawn under the Will of
Robert Hollis Yawn, deceased


Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee for
Jessica Lynn Yawn under the Will of
Robert Hollis Yawn, deceased

(See attached for Notary Acknowledgment)


20130301000086040 1/5 \$164.00
Shelby Cnty Judge of Probate, AL
03/01/2013 10:51:58 AM FILED/CERT

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27th day of February, 2013,
by Carolyn Edith Yawn Mann, married, who is personally known to me or who is produced
DRIVER'S LICENSE (FLORIDA) as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 Sheila S. Bradford
Commission # EE099575
Expires: JUNE 02, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

Sheila S. Bradford
Notary Public
Notary printed name SHEILA S. BRADFORD
My Commission Expires: JUNE 02, 2015

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify
that Margie Lynn Driver Yawn, whose name as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and
Jessica Lynn Yawn, under the Will of Robert Hollis Yawn, deceased, 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, she, in her capacity as such trustee, executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 28th day of February, 2013.

My Commission Expires: 9/12/15

William R. Jantner
Notary Public



20130301000086040 2/5 \$164.00
Shelby Cnty Judge of Probate, AL
03/01/2013 10:51:58 AM FILED/CERT

Exhibit "A"
Legal Description

A parcel of land situated in South half of Section 17, and the North half of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1 inch crimped iron found locally accepted to be the Southeast corner of said Section 17; thence run along an assumed bearing of North 89 deg. 43 min. 30 sec. West and also along the South line of said Section 17 for a distance of 1,914.86 feet to the POINT OF BEGINNING; thence continue North 89 deg. 43 min. 30 sec. West along said South line for a distance of 693.78 feet to a point; thence run North 00 deg. 16 min. 30 sec. East for a distance of 30.00 feet to a point on a curve to the right, having a central angle of 98 deg. 26 min. 18 sec. a radius of 100.00 feet and a chord bearing of North 40 deg. 30 min. 21 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 171.81 feet to a point; thence run North 08 deg. 42 min. 48 sec. East for a distance of 363.49 feet to a point on a curve to the left having a central angle of 07 deg. 38 min. 50 sec. a radius of 280.00 feet and a chord bearing of North 04 deg. 53 min. 23 sec. East; thence run in a Northeasterly direction along the arc of said curve for a distance of 37.37 feet to a point; thence run North 01 deg. 03 min. 58 sec. East for a distance of 201.55 feet to a point on a curve to the right having a central angle of 18 deg. 18 min. 23 sec. a radius of 150.00 feet and a chord bearing of North 10 deg. 13 min. 09 sec. East; thence run in a Northeasterly direction along the arc of said curve for a distance of 47.93 feet to a point; thence run North 19 deg. 22 min. 21 sec. East for a distance of 47.64 feet to a point on a curve to the left having a central angle of 43 deg. 55 min. 07 sec. a radius of 185.00 feet and a chord bearing of North 02 deg. 35 min. 13 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 141.81 feet to a point on a reverse curve to the right having a central angle of 25 deg. 40 min. 07 sec. a radius of 520.00 feet and a chord bearing of North 11 deg. 42 min. 43 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 232.96 feet to a point; thence run North 01 deg. 07 min. 21 sec. East for a distance of 267.90 feet to a point; thence run South 89 deg. 52 min. 21 sec. East for a distance of 803.36 feet to the centerline of Beeswax Creek; thence run South 26 deg. 45 min. 18 sec. West along said centerline of Beeswax Creek for a distance of 48.30 feet to a point; thence run South 07 deg. 16 min. 19 sec. West along said centerline of Beeswax Creek for a distance of 207.13 feet to a point; thence run South 09 deg. 40 min. 22 sec. West along said centerline of Beeswax Creek for a distance of 179.62 feet to a point; thence run South 00 deg. 40 min. 34 sec. West along said centerline of Beeswax Creek for a distance of 270.26 feet to a point; thence run South 19 deg. 22 min. 30 sec. East along said centerline of Beeswax Creek for a distance of 85.41 feet to a point; thence run South 52 deg. 28 min. 34 sec. East along said centerline of Beeswax Creek for a distance of 37.20 feet to a point; thence run South 74 deg. 00 min. 10 sec. East along said centerline of Beeswax Creek for a distance of 102.23 feet to a point; thence run South 81 deg. 18 min. 13 sec. East along said centerline of Beeswax Creek for a distance of 72.57 feet to a point; thence run South 79 deg. 54 min. 37 sec. East along said centerline of Beeswax Creek for a distance of 65.35 feet to a point; thence run South 53 deg. 05 min. 30 sec. East along said centerline of Beeswax Creek for a distance of 142.67 feet to a point; thence run South 10 deg. 25 min. 07 sec. East along said centerline of Beeswax Creek for a distance of 133.83 feet to a point; thence run South 12 deg. 29 min. 29 sec. West along said centerline of Beeswax Creek for a distance of 305.82 feet to a point; thence run South 17 deg. 10 min. 03 sec. West along said centerline of Beeswax Creek for a distance of 25.90 feet to a point; thence run South 05 deg. 51 min. 41 sec. West for a distance of 74.65 feet to a point on the Northwest right of way of Shelby County Highway #30 being on a curve to the left having a central angle of 08 deg. 42 min. 32 sec. a radius of 1,624.14 feet and a chord bearing of South 67 deg. 57 min. 44 sec. West; thence run in a Southwesterly direction along the arc of said curve and also along said right of way for a distance of 246.87 feet to a point; thence run North 25 deg. 05 min. 01 sec. West for a distance of 57.83 feet to a point on a curve to the left having a central angle of 37 deg. 57 min. 52 sec. a radius of 35.00 feet and a chord bearing of North 44 deg. 03 min. 57 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 23.19 feet to a point; thence run North 63 deg. 02 min. 53 sec. West for a distance of 32.80 feet to a point on a curve to the left having a central angle of 26 deg. 40 min. 37 sec. a radius of 42.91 feet and a chord bearing of North 76 deg. 23 min. 11 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 19.98 feet to the Point of Beginning.

ALSO:

A 60 foot easement for ingress and egress and utilities, situated in Sections 17 and 20, Township 21 South, Range 1 East, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17, thence run East along the North line of said quarter-quarter section for a distance of 1,267.63 feet to an iron pin set; thence turn an angle to the right of 87 deg. 36 min. 38 sec. and run in a Southeasterly direction for a distance of 1,084.03 feet to a point; thence turn an angle to the left of 88 deg. 00 min. 00 sec. and run in an Easterly direction for a distance of 30.02 feet to the point of beginning; thence turn an angle to the right of 88 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 85.95 feet to a point; thence turn an angle to the right of 02 deg. 59 min. 42 sec. and run in a Southwesterly direction for a distance of 307.01 feet to a point on a curve to the left, having a central angle of 25 deg. 40 min. 07 sec. a radius of 520.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 232.96 feet to a point on a reverse curve to the right, having a central angle of 43 deg. 55 min. 07 sec. and a radius of 185.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 141.81 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 47.64 feet to a point on a curve to the left, having a central angle of 18 deg. 18 min. 23 sec. and a radius of 150.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 47.93 feet to a point; thence run tangent to last stated curve in a Southwesterly for a distance of 201.55 feet to a point on a curve to the right, having a central angle of 07 deg. 38 min. 50 sec. and a radius of 280.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 37.37 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 363.49 feet to a point on a curve to the left, having a central angle of 98 deg. 26 min. 18 sec. and a radius of 100.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 171.81 feet to a point; thence run tangent to last stated curve in an Easterly direction for a distance of 491.30 feet to a point on a curve to the right, having a central angle of 59 deg. 48 min. 18 sec. and a radius of 207.12 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 216.19 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 66.51 feet to the North right of way line of Shelby County Highway No. 30 and the end of said easement.

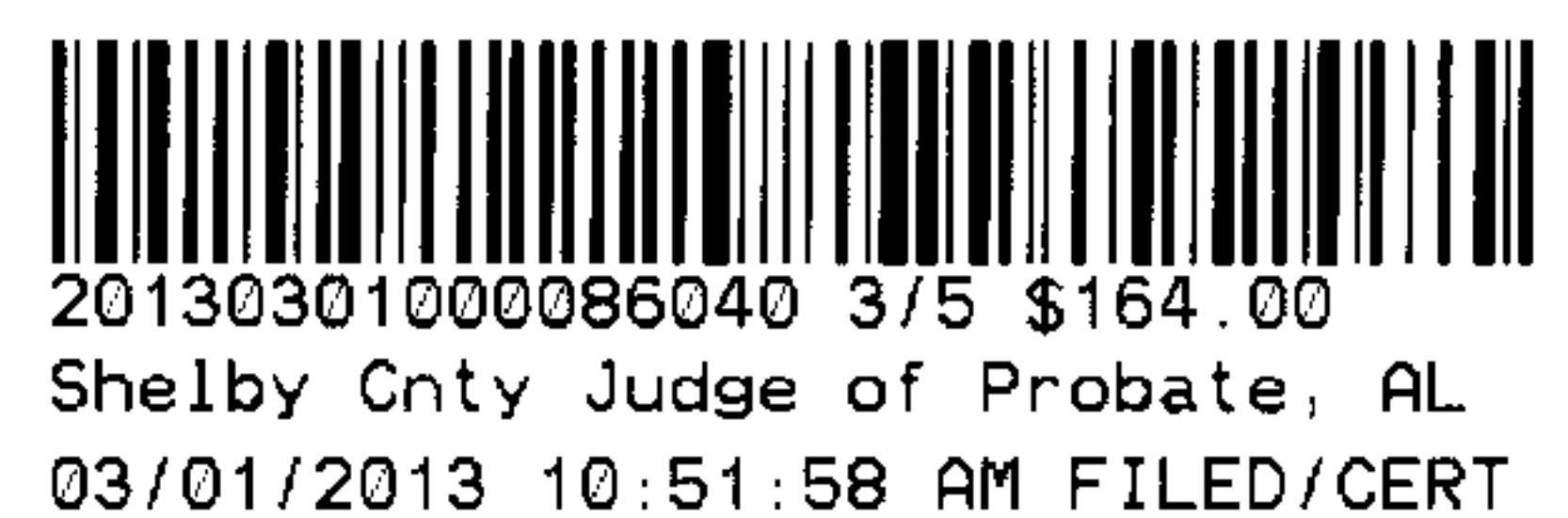



EXHIBIT B
COVENANTS & RESTRICTIONS

1. Minimum building set back line shall be no less than 100 feet from western property line.
2. There may be further division of lands herein described into parcels of not less than 8 acres.
3. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage on the described parcels.
4. No dwelling house of less than 1500 square feet of heated area, exclusive of porches, carports, basements and decks or terraces shall be erected on any parcel.
5. No detached outbuilding, storage building or garage shall be erected closer to the street than the front of the dwelling.
6. No trailers, temporary buildings, garages or other buildings shall be built and used for residence purposes prior to the completion of a dwelling on said lots. All residences shall be site-built homes. No mobile homes, modular homes or manufactured homes are allowed.
7. No unused or inoperable vehicles or water craft shall be stored on the property unless stored in a garage or outbuilding.
8. If any person shall violate or attempt to violate any of the covenants and restrictions contained herein, it shall be lawful for any person or persons owning any of the adjoining parcels to prosecute any proceedings at law or in equity, against the person or persons violating any such covenants and restrictions, and either to prevent him or them from doing or to recover damages for such violation. It being understood that this right extends not only to the present owners of said property, but also to any future property owners therein.
9. Property shall be used for residential purposes only. No commercial uses are permitted.


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Shelby Cnty Judge of Probate, AL
03/01/2013 10:51:58 AM FILED/CERT

Shelby County, AL 03/01/2013
State of Alabama
Deed Tax: \$137.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

(Buyer)

Grantor's Name : Carolyn Edith Yawn Mann
Margie Lynn Driver Yawn as
Trustee for Thomas Ray Yawn
Hollie Elizabeth Yawn & Jessica Lynn Yawn

Grantee's Name: Earsley Brian Skelton
Mailing Address: 139 River Run Road
Childersburg, AL 35044

Mailing Address: _____

Property Address: Hwy 30
Shelby County, Alabama

Date of Sale 2/28/13

Total Purchase Price \$ 137,000.00

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 – Tax Assessor Records

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 2-28-13

X Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Margie Lynn Driver Yawn, Trustee

Unattested

(Verified by)