

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Gary Stephen Maddox
309 Season Rd.
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty-Five Thousand and 00/100 (\$265,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Shannon Stephens Young, and husband, William Young**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gary Stephen Maddox**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

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

Subject To:
Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

Shannon Stephens Young is one and the same person as Shannon Stephens.

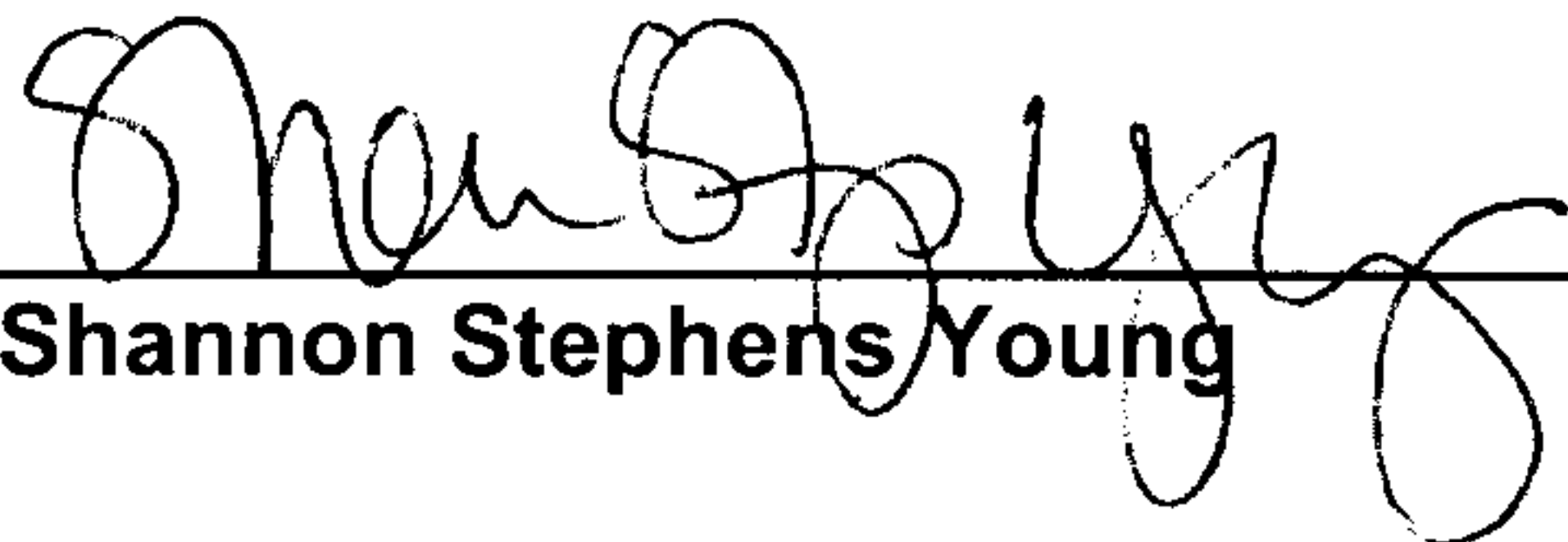
Shannon Stephens was the specific devisee under the will of David Stephens, deceased, Probate Case No. PR-2011-000718.

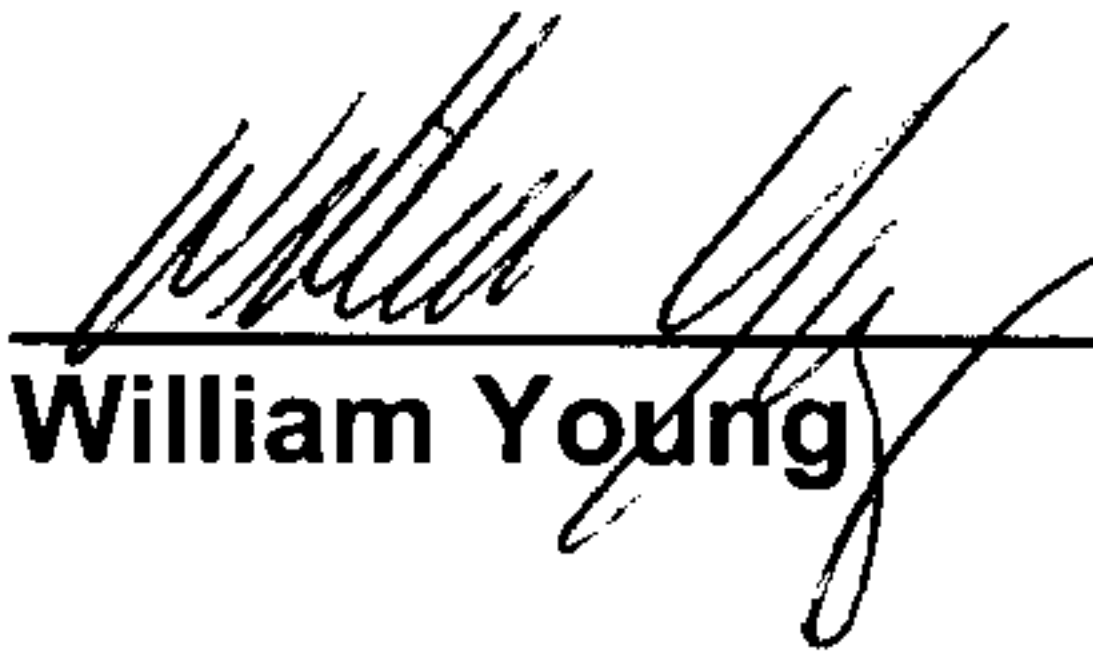
All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

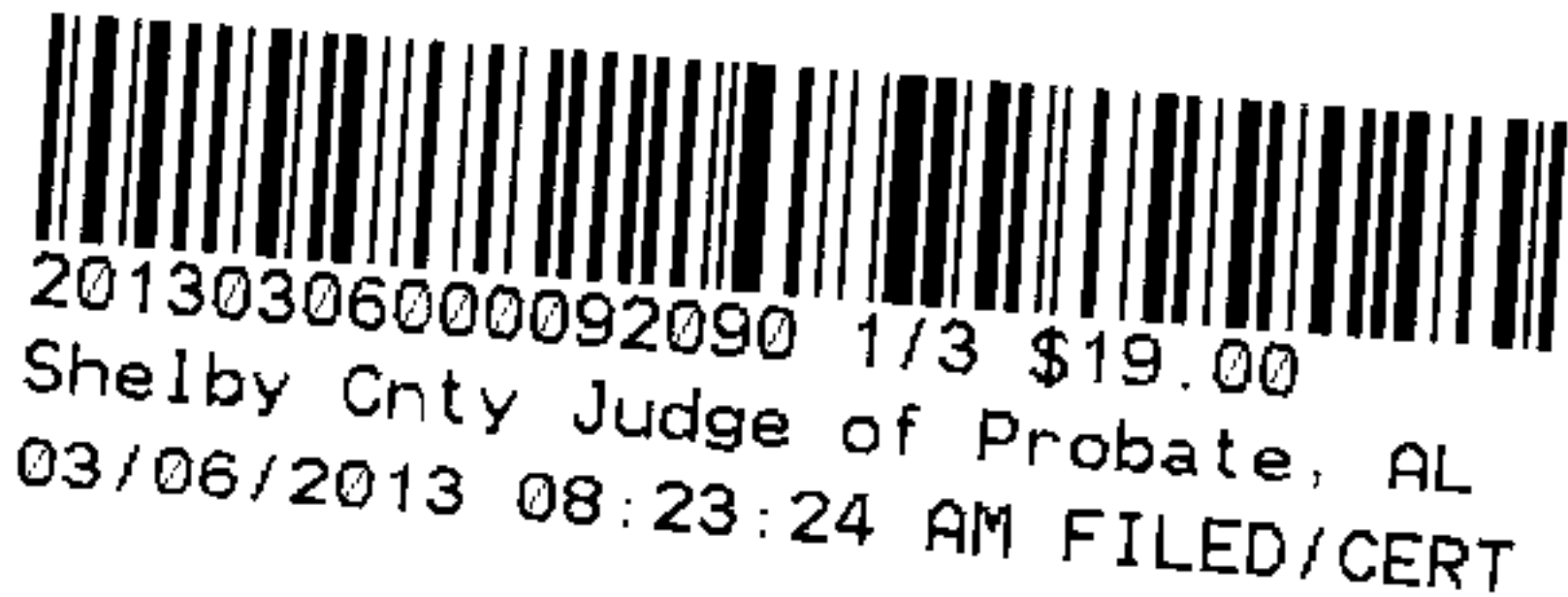
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **21st** day of **February, 2013**.


Shannon Stephens Young

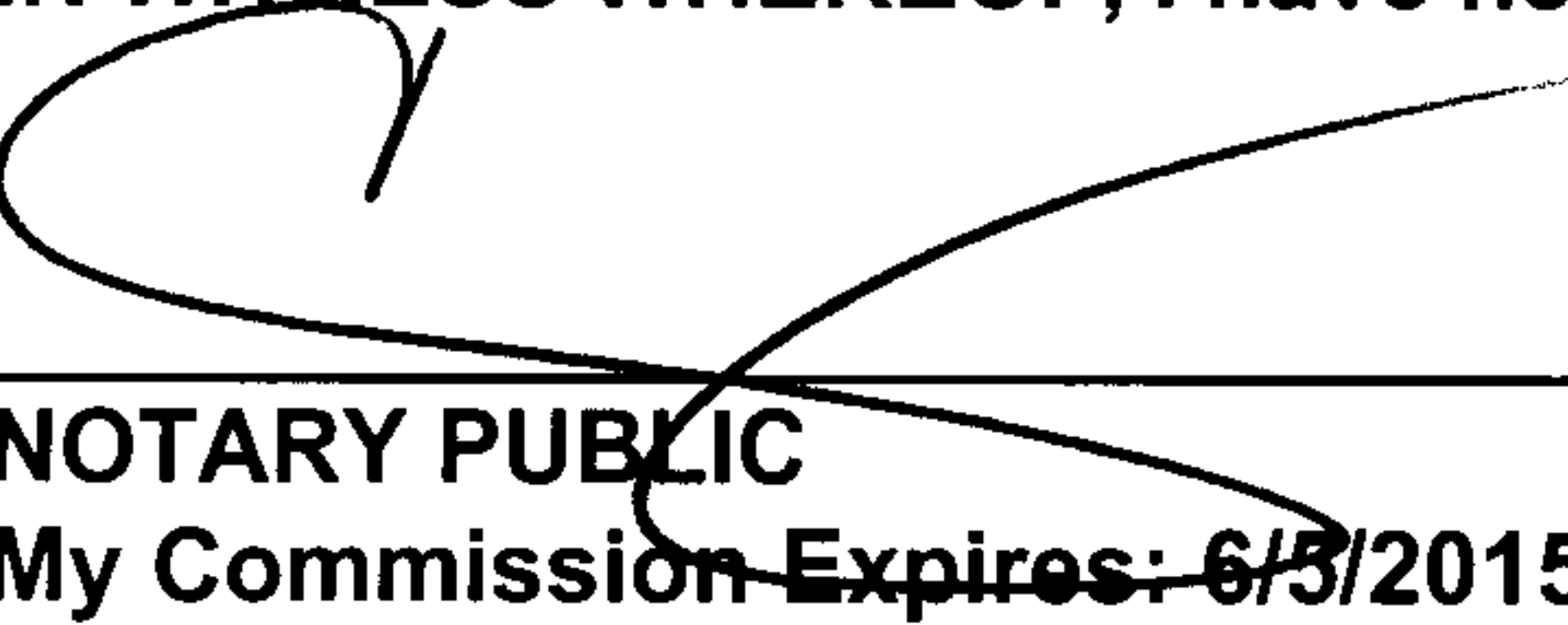

William Young

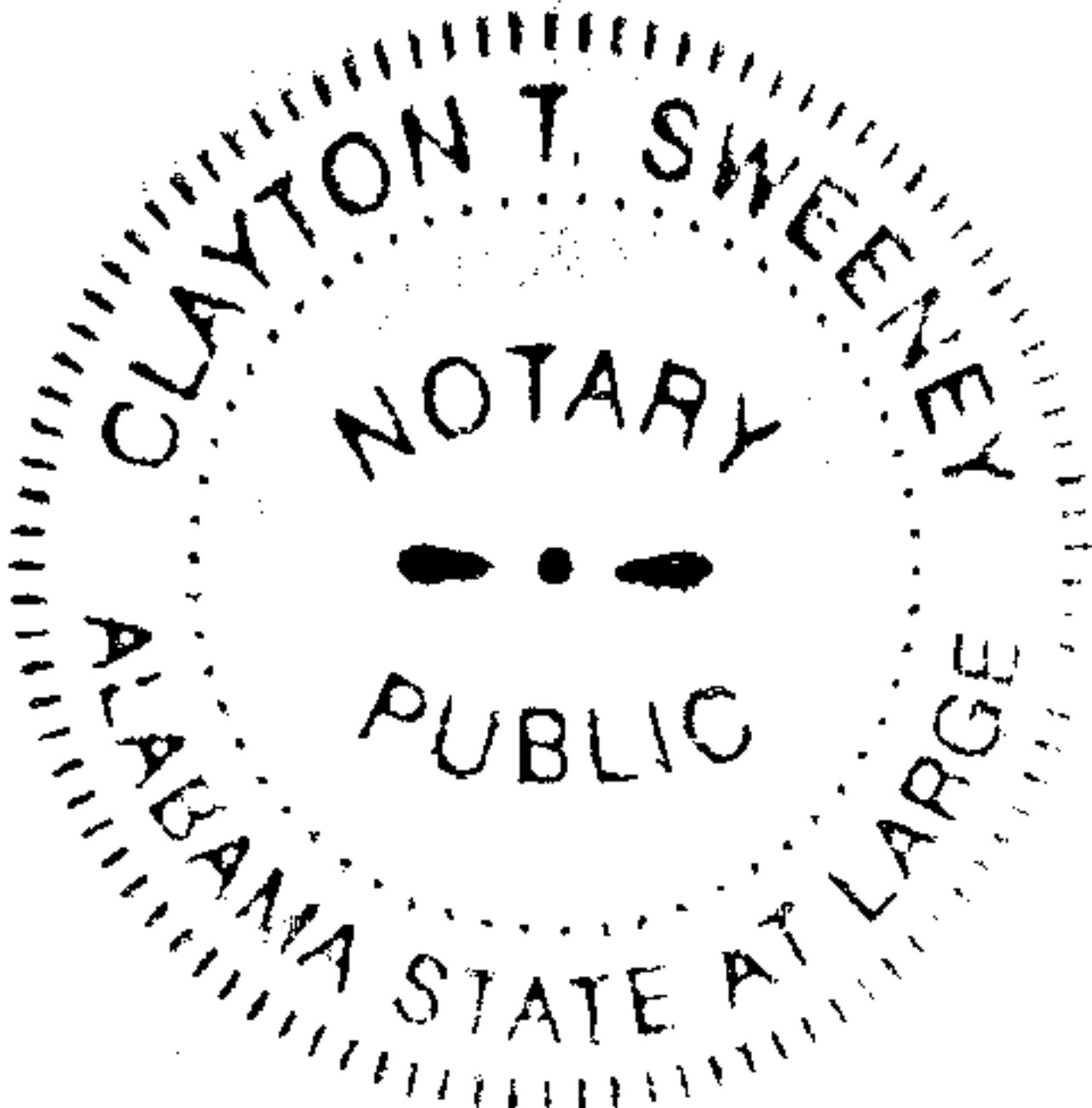
STATE OF ALABAMA)
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Shannon Stephens Young, and husband, William Young, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of February, 2013.


NOTARY PUBLIC
My Commission Expires: 6/3/2015



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"
Legal Description

Parcel I:

A lot or parcel of land lying and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

From the Northeast corner of said quarter—quarter section run South along the east line of said quarter—quarter section for a distance of 270.9 feet to the point of beginning of subject parcel of land, from said point thus established continue said course along said line for 475 feet, thence turn an angle to the right of 90 degrees 00 minutes and run for 155.4 feet, thence turn an angle to the right of 80 degrees 04 minutes and run for 512.5 feet, thence turn an angle to the right of 106 degrees 55 minutes and run for 245.6 feet and back to the point of beginning, ALSO, an easement for ingress and egress to subject parcel of land described as follows: From the Northeast corner of the above stated quarter—quarter section run South along the East quarter—quarter line for 270.9 feet, thence deflect an angle to the right of 106 degrees 55 minutes and run for 71 feet to the center of an existing unpaved road and the point of beginning of said easements with said easements being 10 feet either side of a line described as follows, from said point of beginning thus established run North 27 degrees 28 minutes West for 52.6 feet, run thence North 15 degrees 28 minutes West for 239 feet, run thence North 04 degrees 01 minutes for 313 feet, run thence North 19 degrees 03 minutes East for 97 feet to a point on the southerly margin of an unpaved public road, Together with non—exclusive easement for ingress and egress as set forth in Deed Book 301, Page 165, in the Office of the Judge of Probate of Shelby County, Alabama.

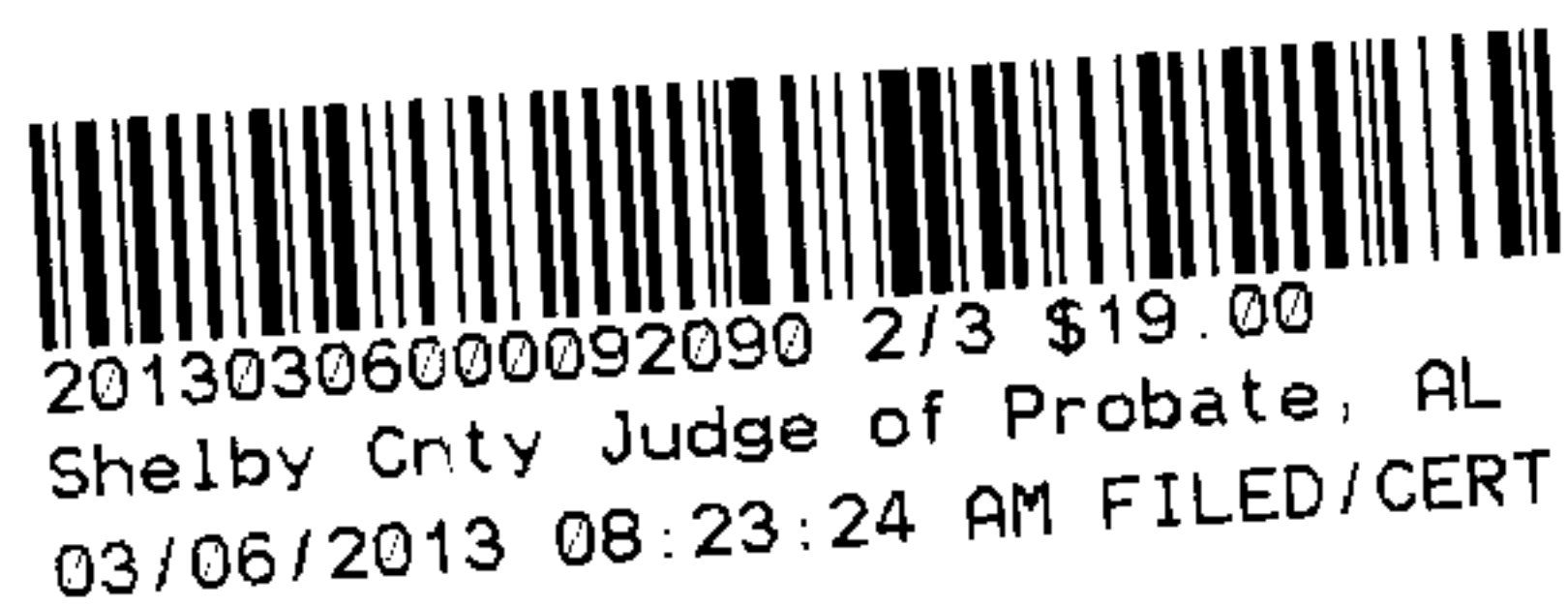
Parcel II:

A parcel of land in the N 1/2 of the SW 1/4 of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence for the point of beginning at the NE corner of the NW 1/4 of the SW 1/4 of Section 6, Township 19 South, Range 1 East; run thence North 89 deg. 25 min. 03 sec. East for 59.97 feet; run thence South 00 deg. 12 min. 13 sec. West for 270.01 feet; run thence South 89 deg. 27 min., 21 sec. West for 162.49 feet, more or less, to the shoreline of a lake run thence North 33 deg. 50 min. 18 sec. West along said shoreline for 104.75 feet; run thence North 16 deg. 33 min. 29 sec. West along said shoreline for 52.01 feet; run thence North 05 deg. 24 min. 20 sec. West along said shoreline for 44.08 feet; run thence North 09 deg. 36 min. 47 sec. West along said shoreline for 74.00 feet run thence North 37 deg. 01 min. 18 sec. West along said shoreline for 4.11 feet; run thence North 65 deg. 14 min. 23 Sec. East for 29.45 feet, more or less, to a point that is South 89 deg. 26 min. 57 sec. West and 168.88 feet from the point of beginning; run thence North 89 deg. 26 min. 57 sec. East for 168.88 feet to the point of beginning. Said land being in the SW 1/4 of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama.

Parcel 1 ID#: 08-3-06-0-000-006.009

Parcel 2 ID#: 08-3-06-0-000-006.007



Real Estate Sales Validation Form

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

Grantor's Name Shannon Stephens Young
Mailing Address 5104 River Street
Trussville, AL 35173

Grantee's Name Gary Stephen Maddox
Mailing Address 309 Season Rd.
Sterrett, AL 35147

Property Address 209 Season Rd.
Sterrett, AL 35147

Date of Sale February 21, 2013
Total Purchase Price \$ 265,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130306000092090 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/06/2013 08:23:24 AM FILED/CERT

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 _____

Print Shannon Stephens Young

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1