

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham AL 35124

STATUTORY WARRANTY DEED



20130314000106150 1/3 \$656.00
Shelby Cnty Judge of Probate, AL
03/14/2013 12:07:42 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Six Hundred Thirty Eight Thousand dollars and Zero cents (\$638,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Merchants and Farmers Bank d/b/a M & F Bank (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edwin B. Lumpkin, Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 13th day of March, 2013.

(SEAL)

(SEAL)
Merchants and Farmers Bank d/b/a M & F
Bank
BY: Jeffrey B. Lacey
AS: President / CEO

STATE OF

COUNTY

} General Acknowledgment

I, the undersigned authority, Gina Develin, a Notary Public in and for said County, in said State hereby certify that Jeffrey Blaney as President / CEO for Merchant and Farmers Bank d/b/a M & F Bank, 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, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation..

Given under my hand and official seal this 13th day of March, 2013.

My Commission Expires:

Gina Develin
Notary Public



EXHIBIT A

Commence at the SE corner of the NW ¼ of the SE ¼ of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, and run North 00 degrees 27 minutes 59 seconds for 135.50 feet to the point of beginning, being on the North right of way of Alabama #70 from said point of beginning, continue North 00 degrees 27 minutes 59 seconds East for 1190.93 feet; thence run North 88 degrees 05 minutes 18 seconds West for 315.42 feet; thence run South 00 degrees 39 minutes 16 seconds West for 861.07 feet; thence run South 86 degrees 01 minutes 42 seconds East for 163.70 feet; thence run South 03 degrees 43 minutes 38 seconds West for 343.31 feet to the North right of way of Alabama Highway #70; thence along North right of way North 85 degrees 34 minutes 02 seconds East for 174.92 feet to the point of beginning.

ALSO:

A 30 foot ingress, egress and utility easement being described as follows: Commence at the SE corner of the NW ¼ of the SE ¼ of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds for 135.50 feet to the North right of way of Alabama Highway #70 and the Point of Beginning of a 30 foot ingress, egress and utility easement; from said point of beginning, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet; said easement being 30 foot in width and left of the above described line according to the survey of Michael G. Moates, dated December 28, 2004.

LESS AND EXCEPT THE FOLLOWING:

Commence at the SE corner of the NW ¼ of the SE ¼ of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Alabama 70; thence leaving said right of way, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet to the point of beginning. From said point of beginning, continue North 00 degrees 27 minutes 50 seconds East for 164.71 feet; thence run North 88 degrees 05 minutes 18 seconds West for 314.42 feet; thence run South 00 degrees 39 minutes 15 seconds West for 173.58 feet; thence run South 89 degrees 41 minutes 59 seconds East for 315.89 feet to the point of beginning.

According to the survey of Amos F. Reese, dated March 4, 2013.



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Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$638.00

Real Estate Sales Validation Form

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

Grantor's Name M + F Bank Grantee's Name Edwin B Lumpkin
Mailing Address 121 W Washington St Mailing Address 100 Metro Pkwy
Kosciusko MS Pelham AL
39090 35124
Property Address 6916 Hwy 70 Date of Sale 3-13-13
Calera AL Total Purchase Price \$ 638,000.00
35040 Or
Actual Value \$ _____
Or
Assessors 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

20130314000106150 3/3 \$656.00
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Grantor's name and mailing address -- provide the name of the person or persons c. 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

X Print M + F Bank
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one