

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

WARRANTY DEED

20130314000106160 1/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/14/2013 12:08:40 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Forty Thousand dollars and Zero cents (\$40,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Union State Bank Pelham (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.

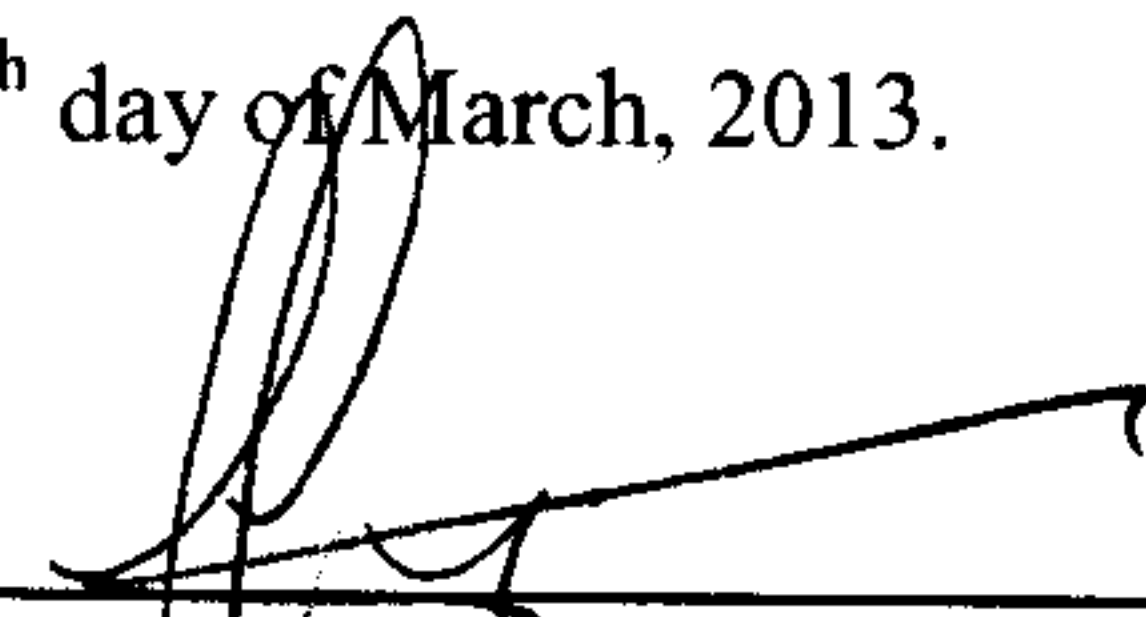
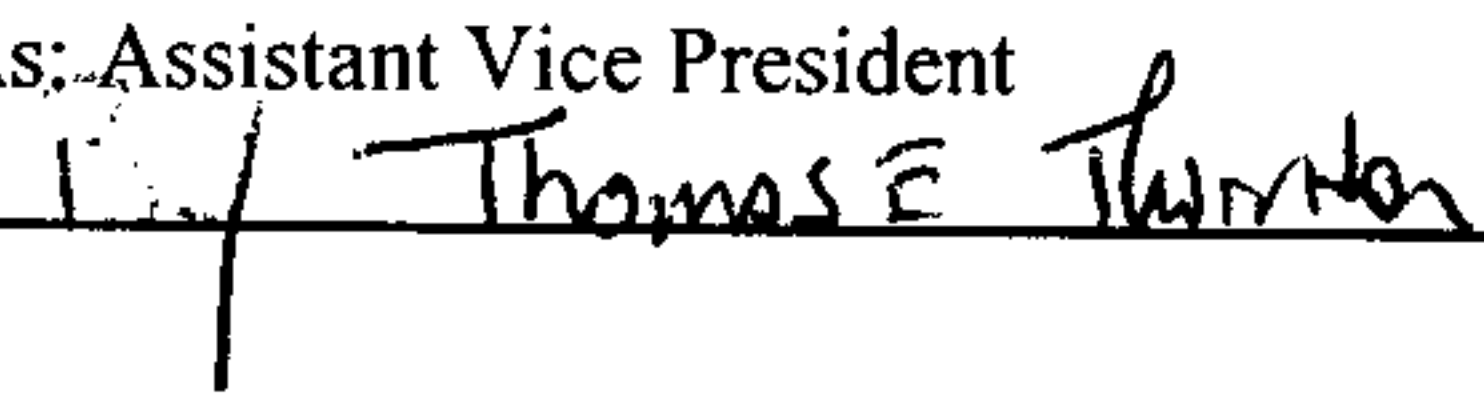
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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

TO HAVE AND 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, that 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, their 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 13<sup>th</sup> day of March, 2013.

|              |   |              |
|--------------|---|--------------|
| _____ (SEAL) |  | _____ (SEAL) |
| _____ (SEAL) | Union State Bank Pelham<br>By: Thomas E. Thornton Jr<br>As: Assistant Vice President  | _____ (SEAL) |
| _____ (SEAL) |  | _____ (SEAL) |
|              | Ass. Vice President   | _____ (SEAL) |
|              |   | _____ (SEAL) |

STATE OF ALABAMA

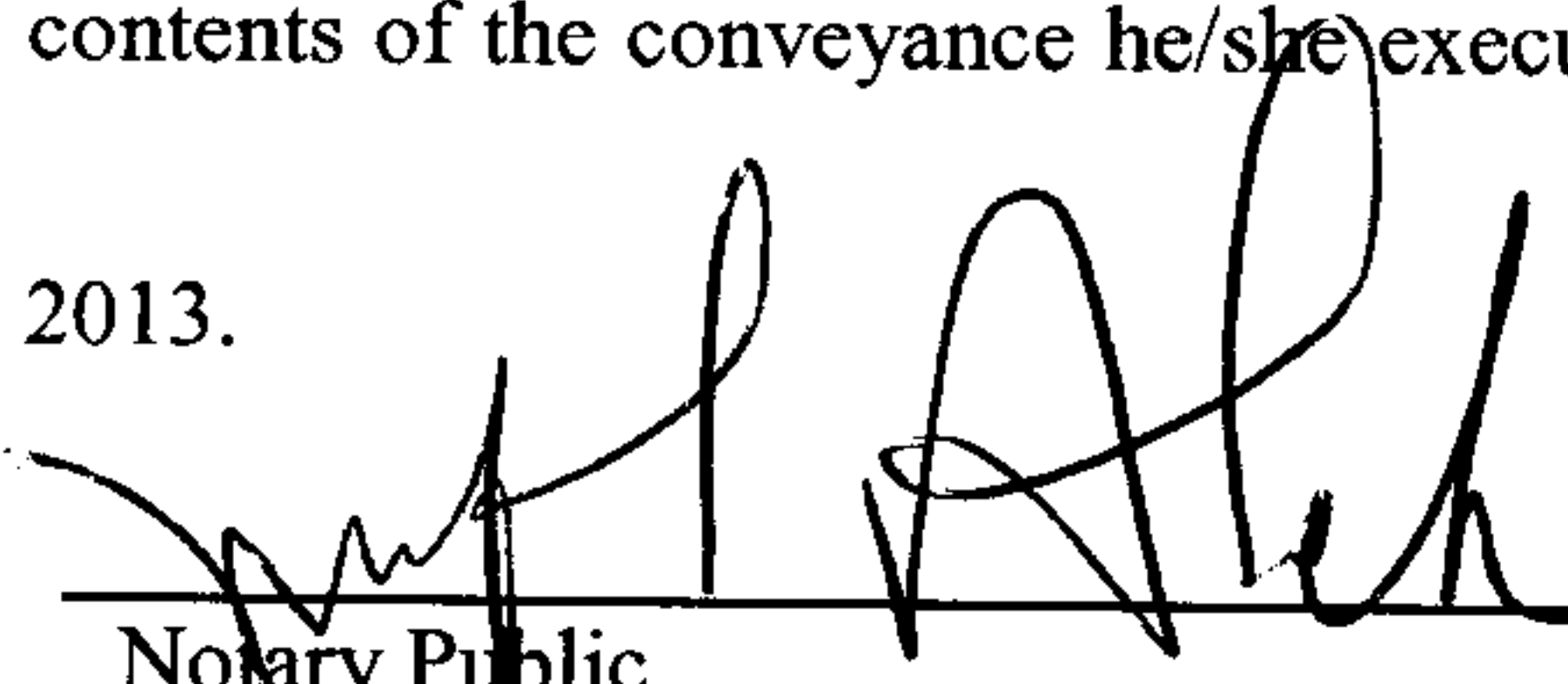
} General Acknowledgment

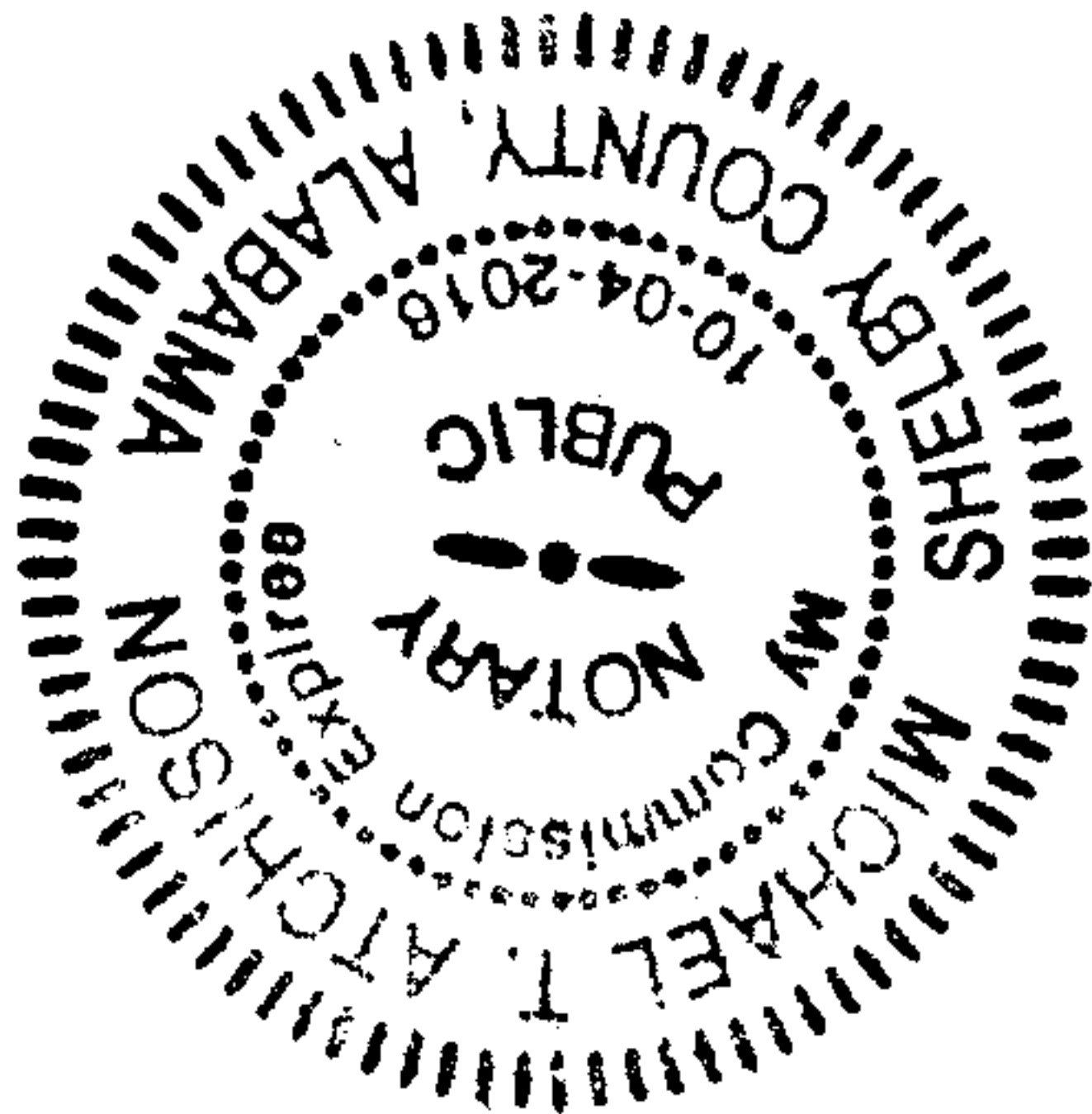
COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Thomas E. Thornton Jr as Assistant Vice President of Union State Bank Pelham 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 13<sup>th</sup> day of March, 2013.

My Commission Expires: 10-4-16


  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 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 Al. Hwy. 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 315.42 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.

ALSO, a 30' ingress, egress and utility easement being described as follows: Commence at the Southeast corner of the NW 1/4 of the SE 1/4 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 Al. Hwy. 70 and the point of beginning of a 30 ft. 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 feet in width and left of the above described line. According to the survey of Michael G. Moates, dated December 28, 2004.

  
20130314000106160 2/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 03/14/2013  
State of Alabama  
Deed Tax:\$40.00



Real Estate Sales Validation Form

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

Grantor's Name Union St BK  
Mailing Address 3437 Lorna Rd  
Hoover AL 35216

Grantee's Name Edwin B Lumpkin  
Mailing Address 100 Metro Pkwy  
Pelham AL  
35124

Property Address Hwy 70

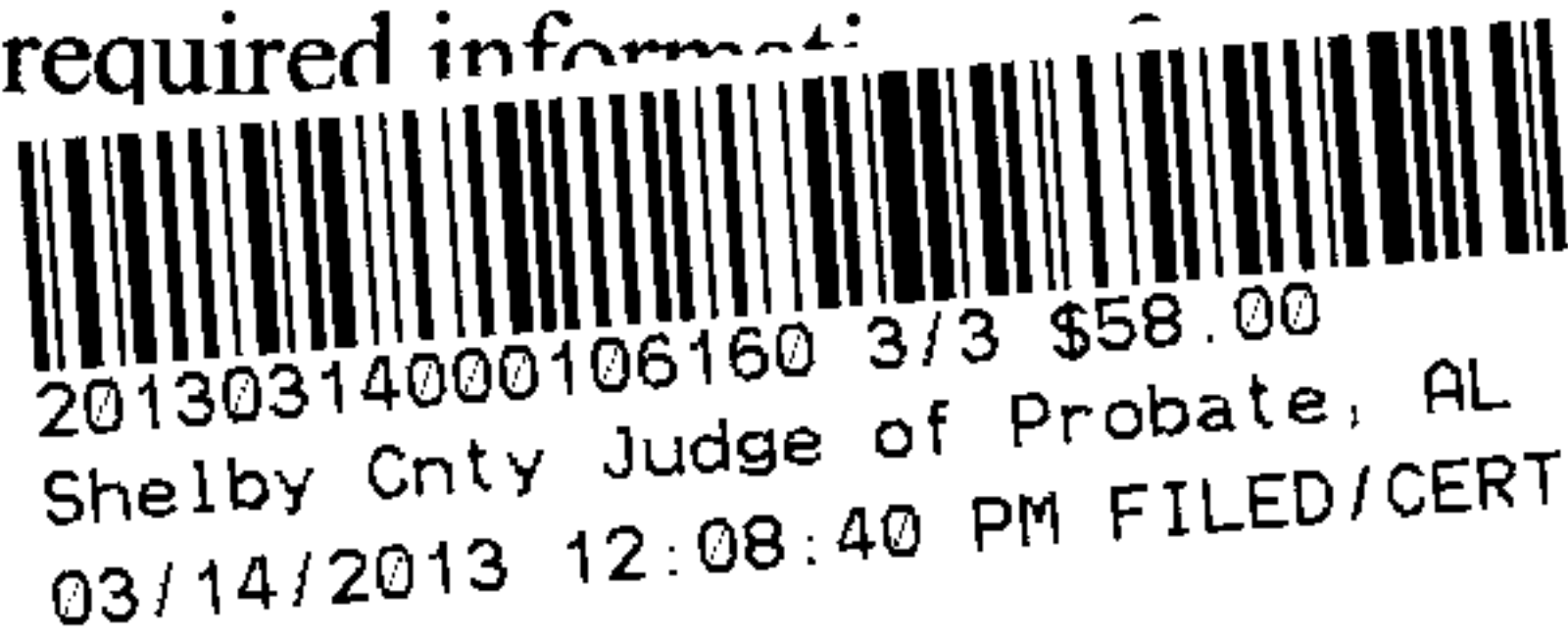
Date of Sale 3-13-13  
Total Purchase Price \$ 40,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

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  
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 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 \_\_\_\_\_

Print Edwin B Lumpkin

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Edwin B Lumpkin  
(Grantor/Grantee/Owner/Agent) circle one