

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Charles Vacarella
Vicki Vacarella
14411 Hwy 61
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CHARLES M. VACARELLA AND WIFE, VICKI VACARELLA

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

CHARLES M. VACARELLA AND VICKI W. VACARELLA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE VACARELLA LIVING TRUST, DATED APRIL 16, 2013 AND ANY AMENDMENTS THERETO

(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 taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

Vicki Vacarella and Vicki W. Vacarella are one and the same person.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16 day of April, 2013.

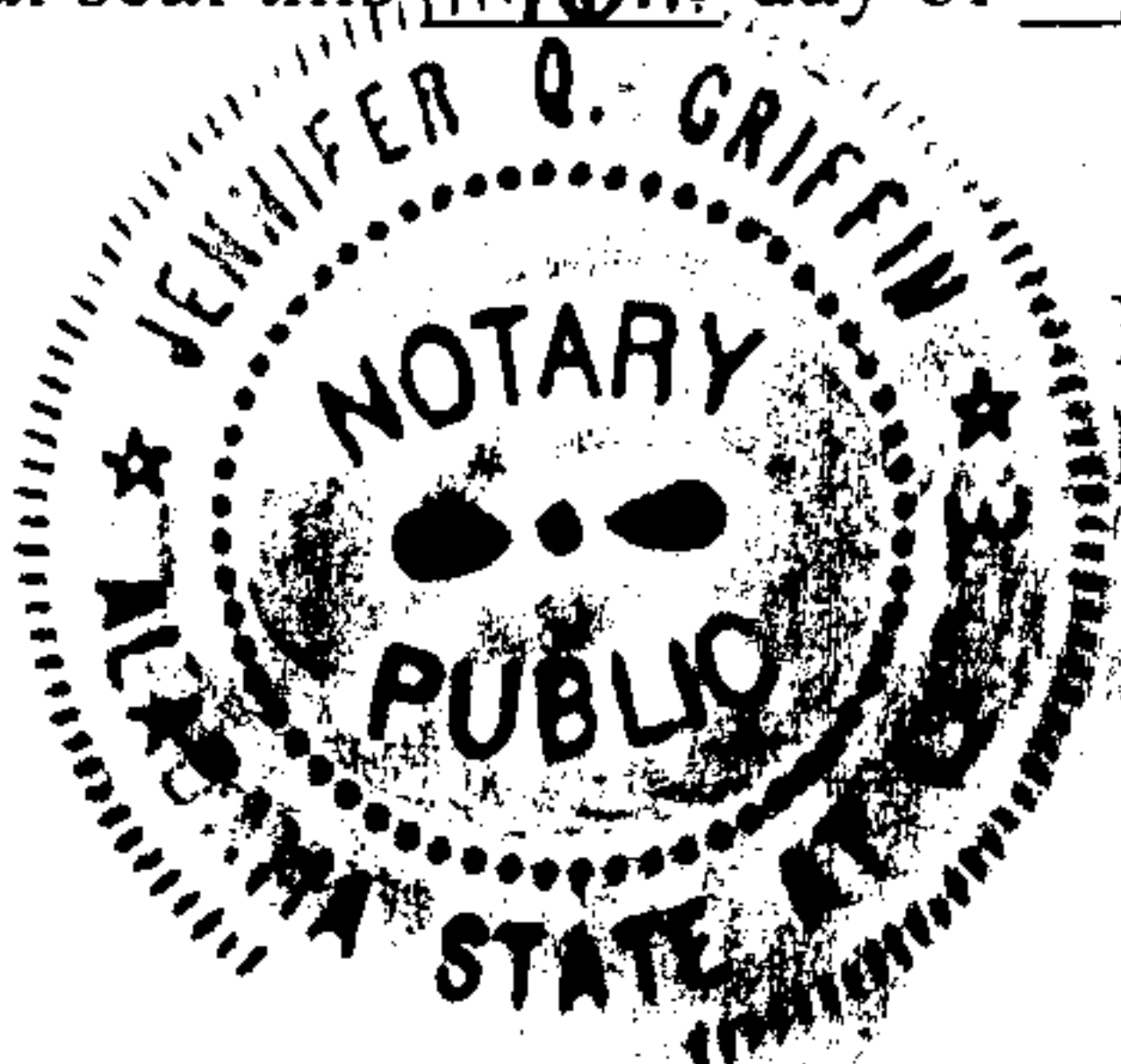
Charles M. Vacarella

Vicki Vacarella

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that Charles M. Vacarella and Vicki Vacarella, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 16 day of April, 2013.



Notary Public
My Commission Expires: 10/1/2014

Exhibit "A"

A parcel of land in the West Half of the Northwest Quarter of Section 27, Township 20 South, Range 1 East, being a part of the same land described in a deed to Ocie Moore, recorded in Deed Books 113, at Page 604, and 127, at Page 362, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence South 26 degrees 50 minutes 16 seconds East, along the diagonal of the West Half of the Northwest Quarter of said Section, a distance of 36.75 feet to a point on the South right of way of County Highway Number 61; thence South 89 degrees 46 minutes 47 seconds East along said right of way, a distance of 626.50 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502" at the point of beginning; thence South 89 degrees 46 minutes 47 seconds East along said right of way, a distance of 396.88 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 00 degrees 18 minutes 54 seconds East along the West line of Nancy's Farm, as recorded in Map Book 30, Page 40, a distance of 1166.01 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 59 degrees 39 minutes 25 seconds East a distance of 280.29 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 01 degrees 23 minutes 37 seconds West a distance of 217.17 feet to a 1/2-inch rebar found; thence North 89 degrees 21 minutes 25 seconds West a distance of 1261.86 feet to a 1/2-inch rebar, set with a cap stamped "S. Wheeler CA 0502", in an existing fence; thence North 00 degrees 02 minutes 05 seconds East along said fence, a distance of 944.57 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 84 degrees 59 minutes 48 seconds East a distance of 272.19 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 26 degrees 50 minutes 16 seconds East a distance of 18.90 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence North 30 degrees 39 minutes 34 seconds East a distance of 558.26 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence North 59 degrees 23 minutes 19 seconds East a distance of 22.45 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence North 28 degrees 37 minutes 28 seconds East a distance of 78.56 feet to the point of beginning.

According to survey of Sidney Wheeler, RLS #16165, dated May 8, 2003.



20130418000158000 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/18/2013 10:51:10 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charles M. Vacarella
Mailing Address 14411 Hwy 61
Wilsonville, AL 35186

Grantee's Name the Vacarella Living Trst, dated
Apr 16, 2013
Mailing Address 14411 Hwy 61
Wilsonville, AL 35186

Property Address 14411 Hwy 61
Wilsonville, AL 35186

Date of Sale 04/16/2013

Total Purchase Price \$ 10,000

or

Actual Value

\$

or

Assessor's Market Value \$



20130418000158000 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/18/2013 10:51:10 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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 4/16/2013

Print

Charles M. Vacarella

Unattested

Sign

Charles M. Vacarella

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1