

Send Tax Notice To:
Mr. and Mrs. Scott Vinsant
387 Moss Rock Trail
Sterrett, AL 35147

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 04/19/2013
State of Alabama
Deed Tax: \$30.00

PERSONAL REPRESENTATIVE'S AND TRUSTEE'S SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012-216294 in Jefferson County, Alabama, and Tammy Schoel, as Trustee of the Lindsay Jo Vinsant Special Needs Trust ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby, subject to the terms, conditions, reservations, and exceptions set forth hereinbelow, GRANT, BARGAIN, SELL and CONVEY unto Scott Vinsant and wife, Denise C. Vinsant ("Grantees"), as joint tenants, with right of survivorship, all of its right, title, interest and claim in or to the real property located in Shelby County, Alabama, described hereinbelow:

Parcel 1

Commence at a point on the east Section line of Section 29, Township 18 South, Range 1 East, said point being 741.45 feet north of the SE corner of the NE ¼ of the NE ¼ of said Section 29; thence sighting south on the Section line, turn an angle to the right of 50°53'13" and run 243.0 feet to the northerly right of way line for County Road #43; thence left 12°40'44" and along said right of way for 182.0 feet to the point of beginning; thence continue along said right of way for 800.08 feet; thence right 139°06'39" for 528.96 feet; thence right 40°41'19" for 86.56 feet; thence right 9°10'24" for 165.03 feet; thence right 9°17'53" for 84.21 feet; thence right 9°40'19" for 76.83 feet; thence 61°26'19" for 258.42 feet to the point of beginning.

Parcel 4

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 29, Township 18 South, Range 1 East; thence run west on the ¼ ¼ line for 122.0 feet to the point of beginning; thence continue on the same line for 677.19 feet; thence right 88°53'35" for 999.15 feet to the southerly right of way line for County Road #43; thence right 40°00'46" and along said right of way for 362.40 feet; thence right 120°59'21" for 1364.09 feet to the point of beginning.

Less and except

Lot 1, according to the Survey of Vinsant Family Subdivision, as recorded in Map Book 22, Page 109, situated in Shelby County, Alabama.

EXCEPTIONS:

1. Any part of subject property lying within any road right-of-way;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
3. Right-of-way as recorded in Inst. No. 1998-50558 and Inst. No. 2005-522810; and,
4. Taxes for the year 2013 and subsequent years.

Said realty is conveyed subject to all covenants, reservations, restrictions, rules, regulations, any and all matters of survey, and other limitations of record.

Joyce L. Vinsant was the surviving grantee of deed recorded in Inst. No. 1996-19879, the other grantee, John P. Vinsant, having died on or about the 25th day of June, 2005.

TO HAVE AND TO HOLD unto the Grantees, their personal representatives, heirs and assigns forever.

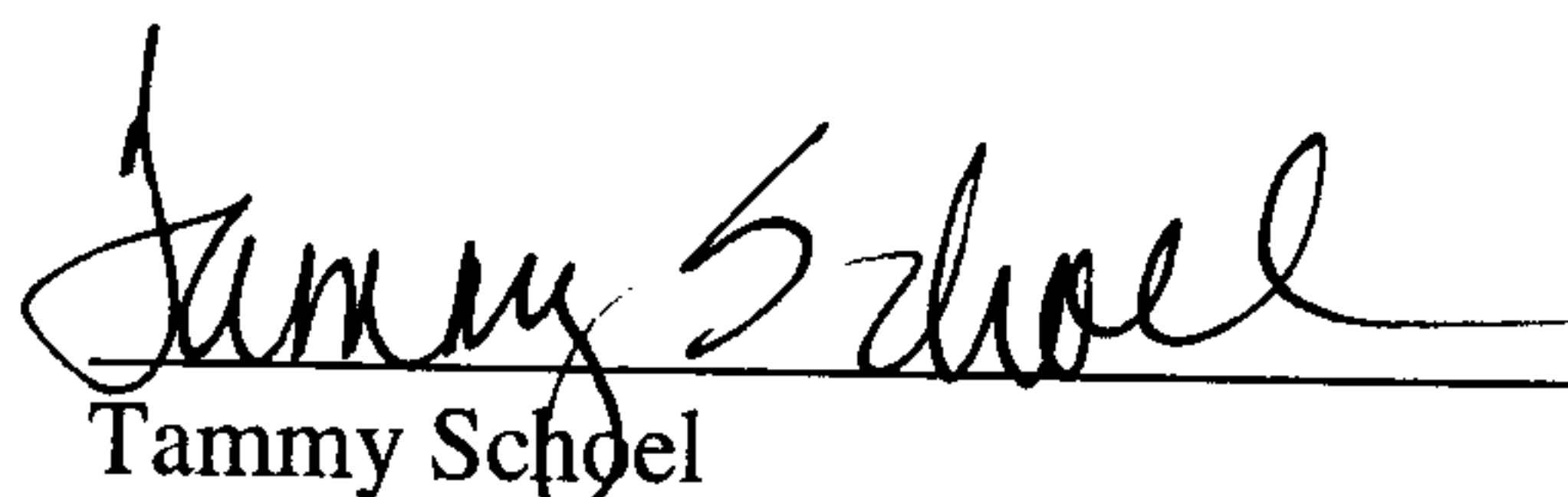
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that Grantor warrants that as of the date on which she became Personal Representative and Trustee, being September 28, 2012, she has not entered into any agreements or contracts for conveyance or deeds or taken any other action on behalf of the Estate or Trust which would adversely affect the title to the above described property.

This instrument is executed by the Grantor in her representative capacities as Personal Representative and Trustee as named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Personal Representative or Trustee in her individual, non-representative capacity. The Grantor expressly limits her liability hereunder to the real property now held by her in her representative capacities as hereinabove named.

IN WITNESS WHEREOF, Grantor has executed this conveyance in her representative capacities as Personal Representative of the Estate of Joyce L. Vinsant, deceased, and as Trustee of the Lindsay Jo Vinsant Special Needs Trust on this 18th day of April, 2013.

THE ESTATE OF JOYCE L. VINSANT, DECEASED

By:



Tammy Schoel
Personal Representative

LINDSAY JO VINSANT SPECIAL NEEDS TRUST

By: Tammy Schoel
Tammy Schoel
Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


I, the undersigned Notary Public in and for said County and State, hereby certify that Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, Deceased, and as Trustee of the Lindsay Jo Vinsant Special Needs Trust, 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 foregoing, she, in her capacity as both Personal Representative and Trustee hereinabove named, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of April, 2013.

Julie Shaw
Notary Public
My Commission Expires: 12-27-14

THIS INSTRUMENT PREPARED BY:

William S. Pritchard III
PRITCHARD, McCALL & JONES, L.L.C.
800 Financial Center
505 North 20th Street
Birmingham, AL 35203
Phone: (205) 328-9190


20130419000160400 3/4 \$51.00
Shelby Cnty Judge of Probate, AL
04/19/2013 01:38:25 PM 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 Estate of Joyce L. Vincent
Mailing Address _____


Grantee's Name Scott R. Vincent
Mailing Address 387 Moss Rock Trail
Sterrett, AL 35147

Property Address undeveloped land

Date of Sale 4/18/13
Total Purchase Price \$ 30,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


20130419000160400 4/4 \$51.00
Shelby Cnty Judge of Probate, AL
04/19/2013 01:38:25 PM 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 4-19-13

Print Scott R. Vincent

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one