

Send tax notice to:


GLENN C. SISK
344 CHELSEA FOREST ROAD
COLUMBIANA, AL, 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013155

WARRANTY DEED


20130506000186990 1/4 \$125.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:31:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) in hand paid to the undersigned, RONALD RAY STAPP AND LAURA STAPP, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by GLENN C. SISK (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

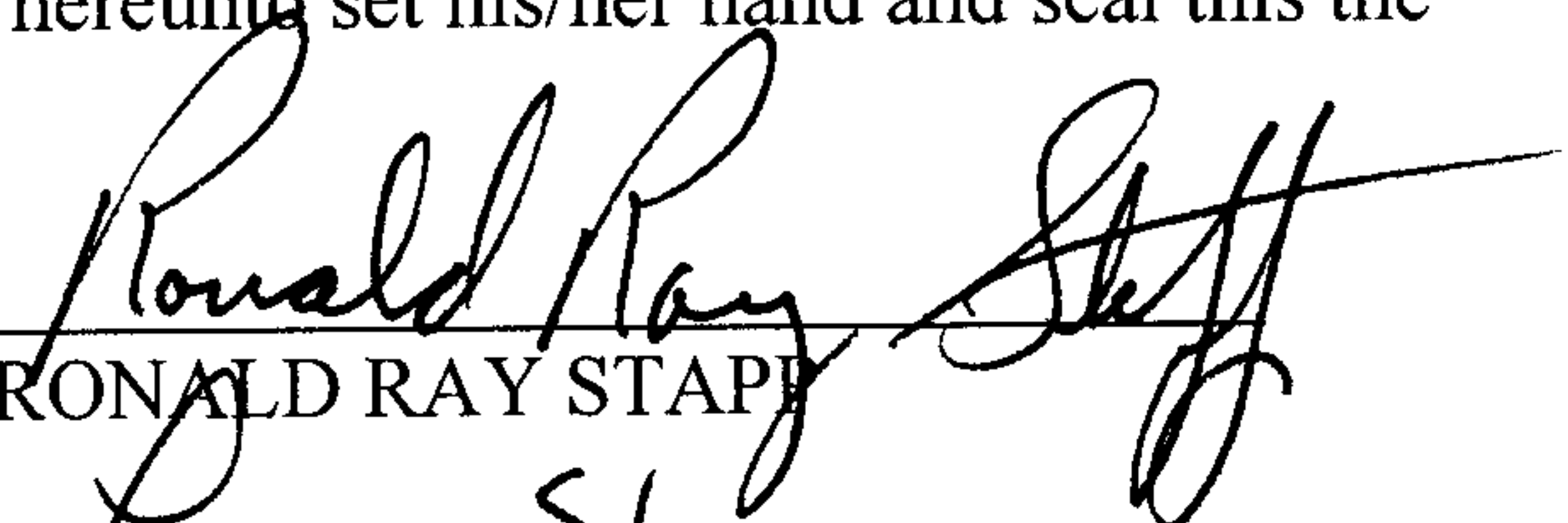
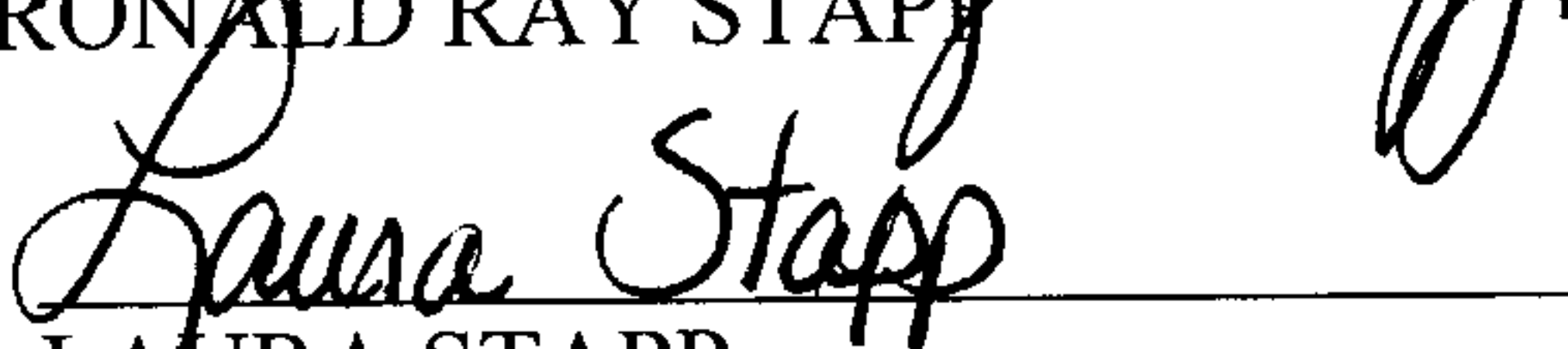
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 358, PAGE 269.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 285, PAGE 683 AND AMENDED IN MISC. BOOK 12, PAGE 526, AND ANY AMENDMENTS THERETO, IN THE PROBATE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO A 30 FOOT UNNAMED ROAD ACROSS THE NORTHERN PORTION OF THE PROPERTY.

\$416,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$104.00

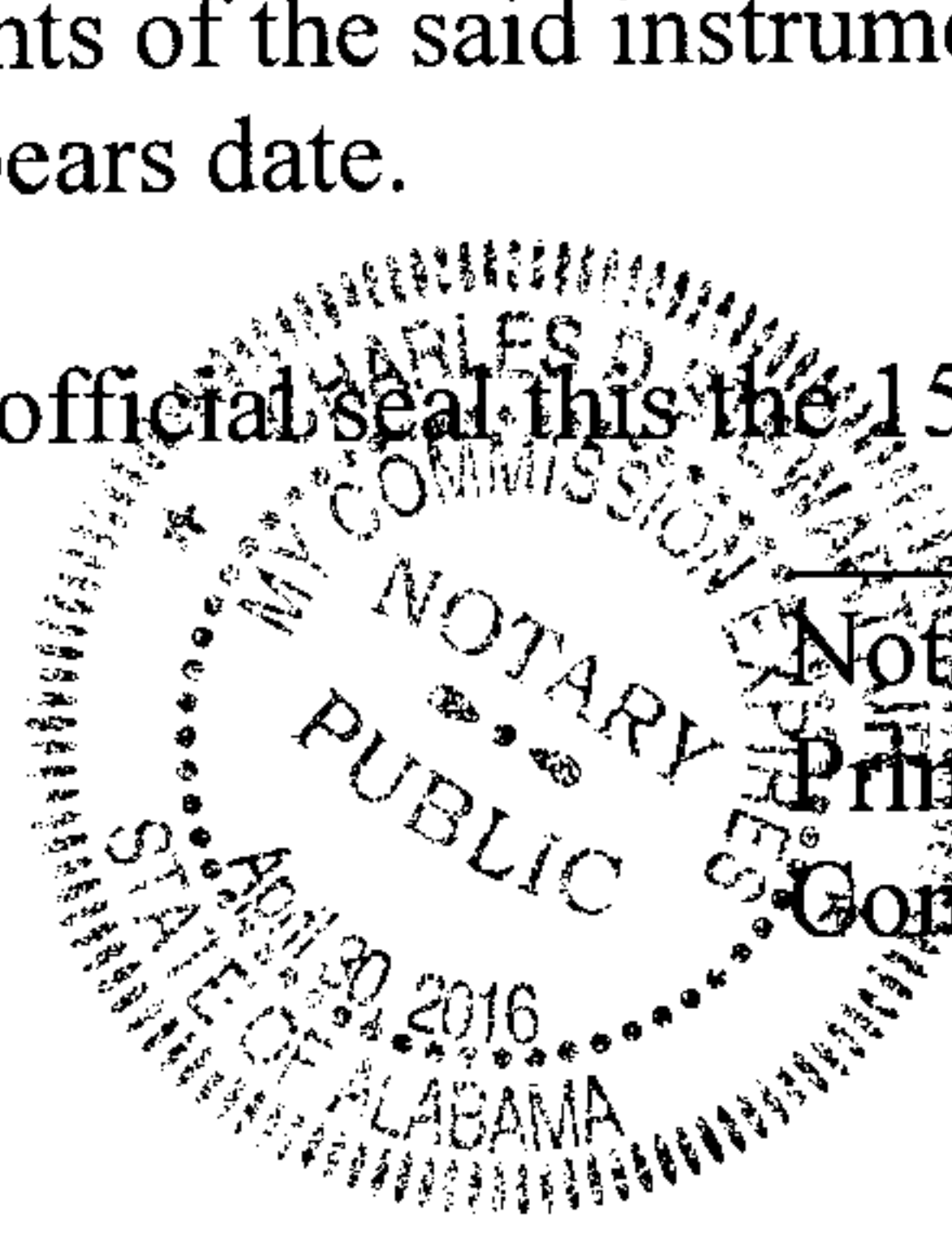
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of April, 2013.


RONALD RAY STAPP

LAURA STAPP

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD RAY STAPP AND LAURA STAPP, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2013.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-16




20130506000186990 2/4 \$125.00
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EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said NE 1/4 of the SE 1/4; thence in a Westerly direction along the North line of said 1/4-1/4 section, a distance of 169.85 feet to the point of beginning; thence continue along last described course, a distance of 100.00 feet; thence $116^{\circ} 18' 30''$ right, in a Northeasterly direction 368.02 feet; thence $116^{\circ} 18' 30''$ left, in a Westerly direction, a distance of 1161.36 feet; thence $88^{\circ} 34'$ left, in a Southerly direction, a distance of 330.00 feet; thence $91^{\circ} 26'$ left in an Easterly direction a distance of 271.59 feet; thence $90^{\circ} 44' 45''$ right in a Southerly direction a distance of 253.69 feet; thence $74^{\circ} 50'$ left in a Southeasterly direction 266.65 feet; thence $4^{\circ} 52' 30''$ right in a Southeasterly direction a distance of 270.43 feet to the beginning of a curve to the left, having a radius of 141.71 feet and a central angle of $58^{\circ} 51' 45''$; thence in a Northeasterly direction along arc of said curve, a distance of 145.58 feet to end of said curve; thence Northeasterly along a line tangent to a curve, a distance of 51.06 feet to the beginning of a curve to the left having a radius of 292 feet and a central angle of $39^{\circ} 12' 30''$; thence in a Northeasterly direction along arc of said curve a distance of 200.18 feet to end of said curve; thence Northeasterly along a line tangent to said curve a distance of 209.59 feet to the point of beginning; being situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Donald Ray Stapp
Mailing Address Laura Stapp

Grantee's Name Glen C. Seisk
Mailing Address 344 Chelsea Forest Rd
Columbiana AL 35051

Property Address 344 Chelsea Forest Rd
Columbiana AL 35044

Date of Sale 4-15-13

Total Purchase Price \$ 520,000

or

Actual Value \$

or

Assessor's 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

☐ 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.

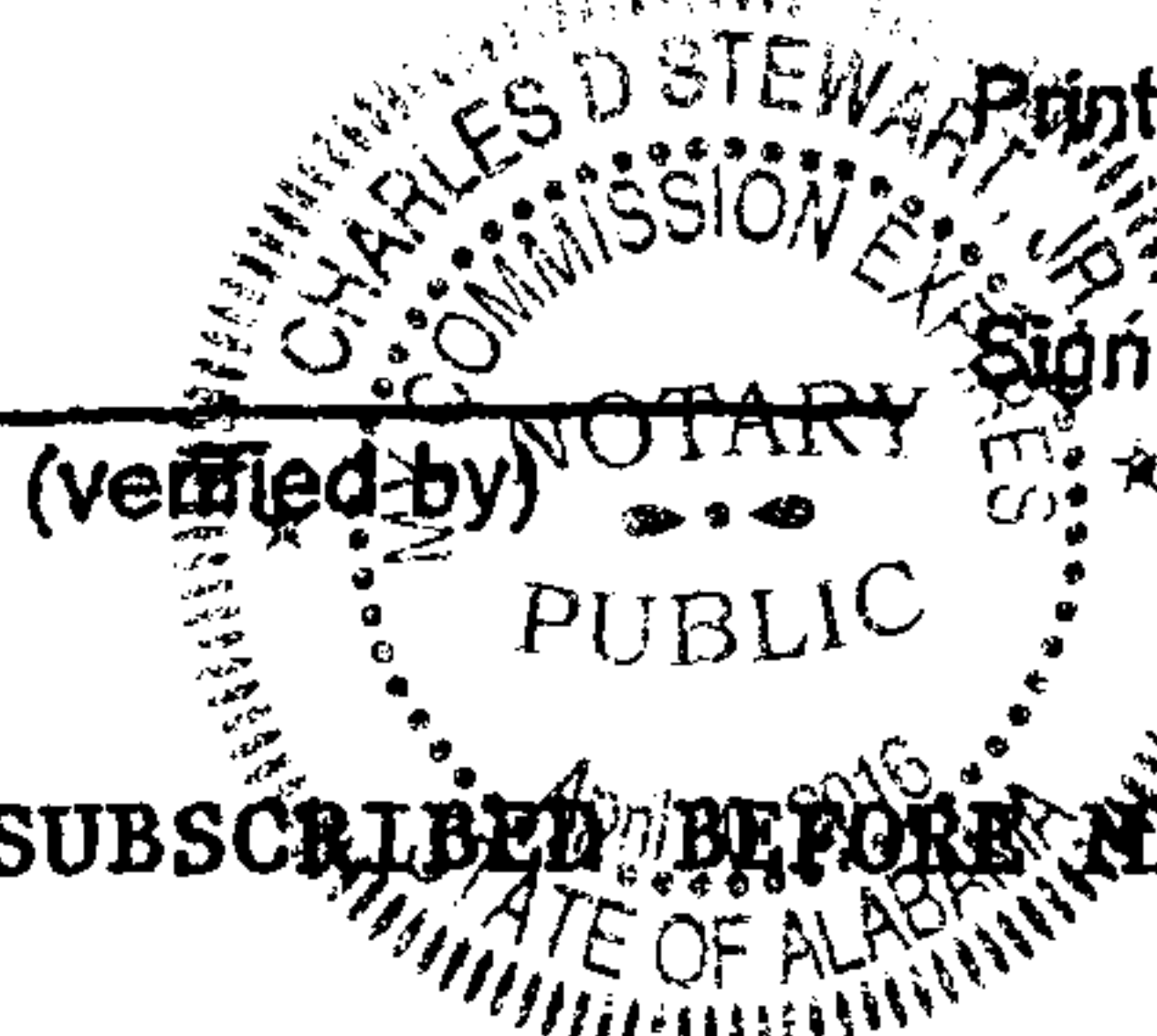
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 4-15-13

Unattested



Glen C. Seisk
Glen C. Seisk

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF April,

2013.



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NOTARY PUBLIC