

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

Send Tax Notice To: Roger C. Mangham
147 Yellow Jacket Lane
Wilsonville Ala 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Sixty Five Thousand dollars and Zero cents (\$465,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Wyatt Miskelly Family Trust, Michael Shane Miskelly and Christina Wyatt Miskelly, Trustees (as to Parcel I); and Michael Shane Miskelly and wife, Christina Wyatt Miskelly (as to Parcel II) (herein referred to as grantors) do grant, bargain, sell and convey unto Roger C. Mangham and wife, Amanda M. Mangham (herein referred to as GRANTEES) as joint tenants with right of survivorship, 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.

\$395,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of May, 2013.

The Wyatt Miskelly Family Trust

By Michael Shane Miskelly Trustee (Seal) Michael Shane Miskelly (Seal)
Michael Shane Miskelly, Trustee
By Christina Wyatt Miskelly Trustee (Seal) Christina Wyatt Miskelly (Seal)
Christina Wyatt Miskelly, Trustee
(Seal) (Seal)
(Seal)

STATE OF ALABAMA

} General Acknowledgment

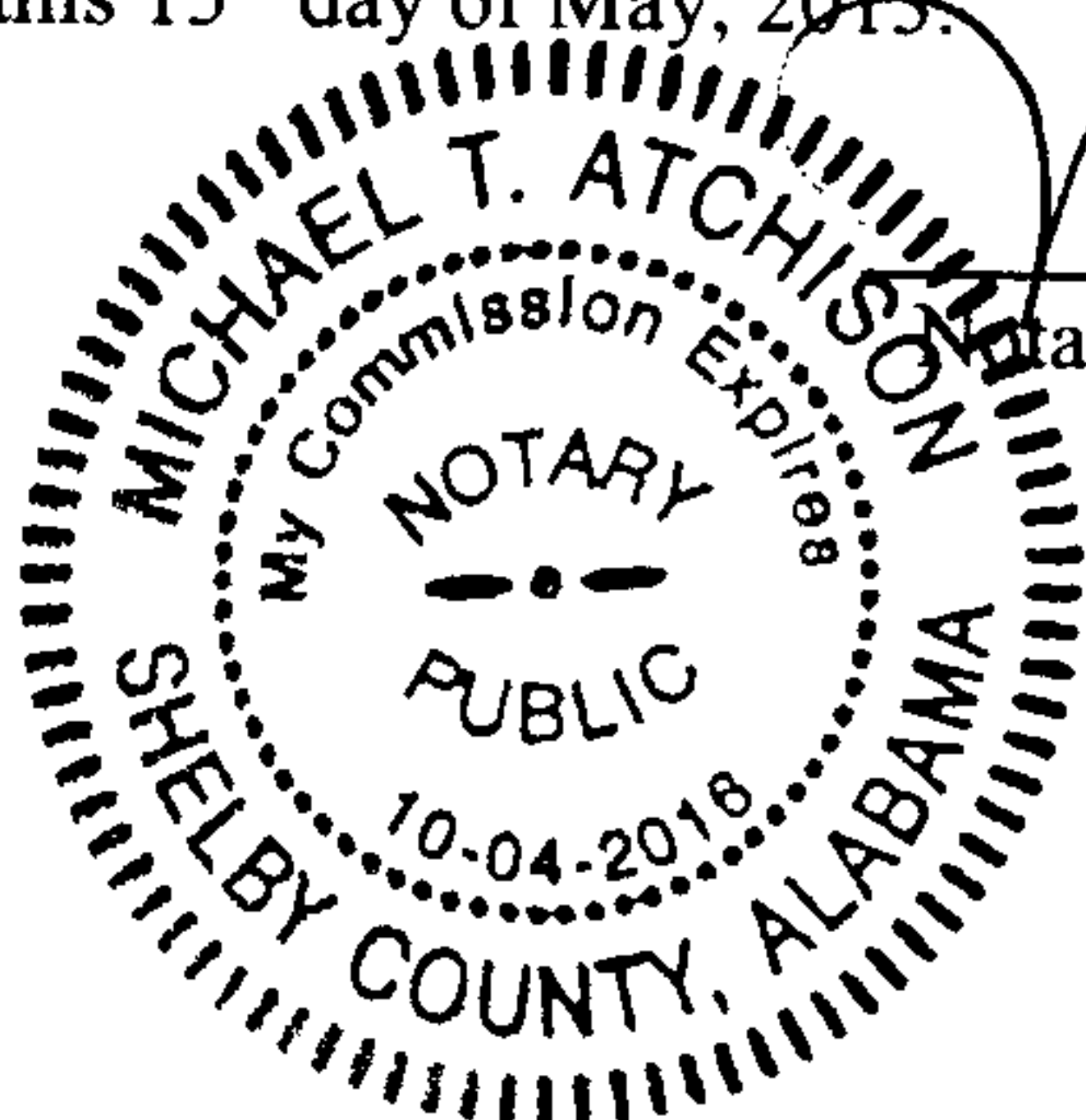
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Wyatt Miskelly Family Trust, Michael Shane Miskelly and Christina Wyatt Miskelly, Trustees (as to Parcel I); and Michael Shane Miskelly and Christina Wyatt Miskelly (as to Parcel II) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 10-4-16

Shelby County, AL 05/16/2013
State of Alabama
Deed Tax: \$70.00



20130516000203270 1/5 \$97.00
Shelby Cnty Judge of Probate, AL
05/16/2013 01:35:11 PM FILED/CERT

EXHIBIT A

PARCEL I:

A part of the Southeast Quarter of the Southwest Quarter of Section 22 and a part of the Northeast Quarter of the Northwest Quarter of Section 27, all in Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East; thence run Westerly along the North line thereof for 665.12 feet to the point of beginning; thence continue last described course for 665.12 feet to the Northwest corner of said ¼ - ¼ Section; thence 91 degrees 04 minutes 53 seconds left run Southerly 2145.05 feet to the 397 contour of Lay Lake; thence 69 degrees 58 minutes 26 seconds left run Southeasterly along said contour a chord distance of 702.71 feet; thence 109 degrees 54 minutes 27 seconds left run Northerly 2373.08 feet to the point of beginning.
Being situated in Shelby County, Alabama.

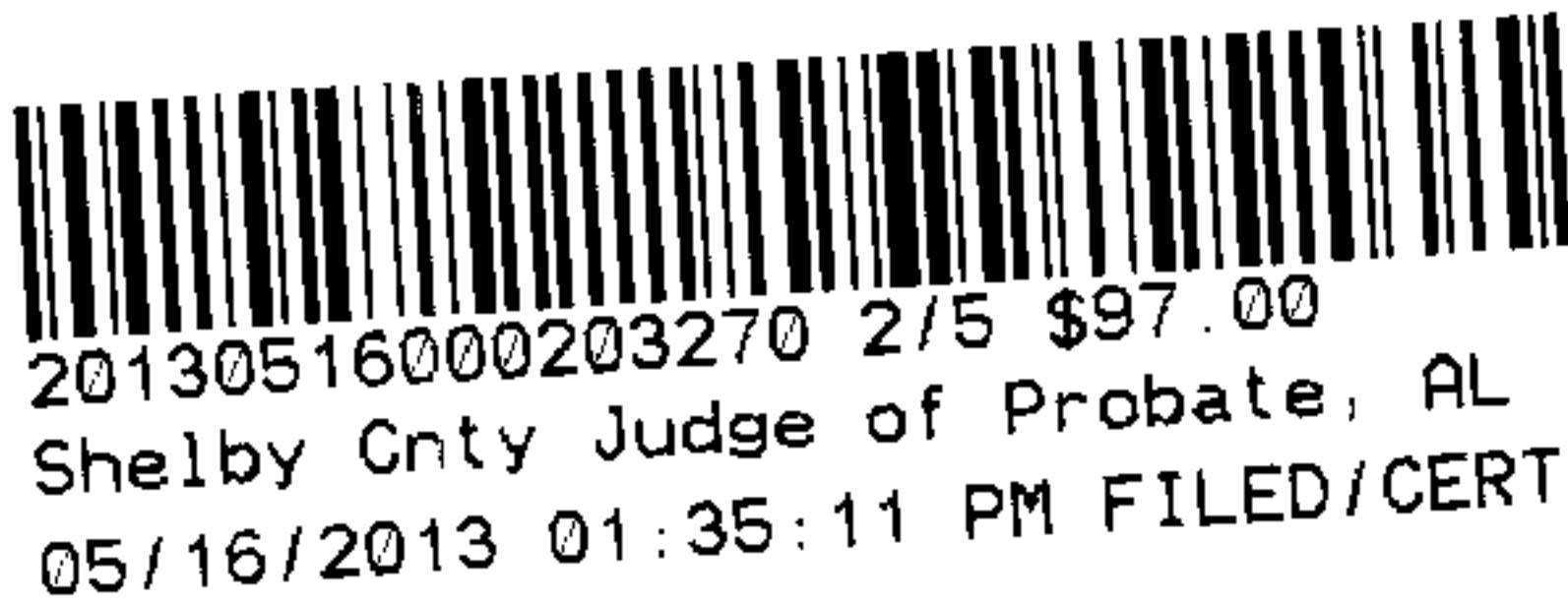
Also, a 30-foot easement, the North line of which is described as follows: Begin at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East; thence run Westerly along the North line thereof for 665.12 feet to the point of ending. Being situated in Shelby County, Alabama.

LESS AND EXCEPT that certain tract conveyed to Michael Shane Miskelly and Christina Wyatt Miskelly, by deed recorded in Instrument #20030725000475980, in Probate Office, being more particularly described as follows:
Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of twenty-foot wide access easement; thence run along the centerline of said easement the next 20 calls: thence run South 65 degrees 05 minutes 05 seconds West along centerline of said easement a distance of 166.03 feet to a point; thence run South 58 degrees 43 minutes 50 seconds West along centerline of said easement a distance of 231.59 feet to a point; thence run South 08 degrees 16 minutes 27 seconds West along centerline of said easement a distance of 80.50 feet to a point; thence run South 27 degrees 02 minutes 14 seconds East along centerline of said easement a distance of 272.75 feet to a point; thence run South 50 degrees 33 minutes 25 seconds East along centerline of said easement a distance of 135.69 feet to a point; thence run South 26 degrees 18 minutes 18 seconds East along centerline of said easement a distance of 153.49 feet to a point; thence run South 12 degrees 07 minutes 30 seconds West along centerline of said easement a distance of 64.84 feet to a point; thence run South 18 degrees 35 minutes 39 seconds West along centerline of said easement a distance of 121.77 feet to a point; thence run South 12 degrees 02 minutes 46 seconds West along centerline of said easement a distance of 96.53 feet to a point; thence run South 41 degrees 26 minutes 18 seconds West along centerline of said easement a distance of 110.74 feet to a point; thence run South 69 degrees 39 minutes 18 seconds West along centerline of said easement a distance of 144.03 feet to a point; thence run South 39 degrees 02 minutes 59 seconds West along centerline of said easement a distance of 103.30 feet to a point; thence run South 43 degrees 25 minutes 48 seconds West along centerline of said easement a distance of 98.00 feet to a point; thence run South 30 degrees 07 minutes 36 seconds West along centerline of said easement a distance of 87.93 feet to a point; thence run South 07 degrees 11 minutes 00 seconds West along centerline of said easement a distance of 153.51 feet to a point; thence run South 10 degrees 58 minutes 57 seconds East along centerline of said easement a distance of 71.44 feet to a point; thence run South 54 degrees 46 minutes 15 seconds East along centerline of said easement a distance of 72.85 feet to a point; thence run South 83 degrees 58 minutes 54 seconds East along centerline of said easement a distance of 90.41 feet to a point; thence run South 78 degrees 35 minutes 00 seconds East along centerline of said easement a distance of 27.44 feet to a point; thence run South 23 degrees 13 minutes 40 seconds East along centerline of said easement a distance of 22.11 feet to a point of intersection of the North property line of subject parcel of land and the point of beginning of the property being described; thence run North 65 degrees 48 minutes 46 seconds East a distance of 118.56 feet to a set rebar corner; thence run South 24 degrees 11 minutes 14 seconds East a distance of 147.58 feet to a set rebar corner; thence run South 65 degrees 48 minutes 46 seconds West a distance of 147.58 feet to a set rebar corner; thence run North 24 degrees 11 minutes 14 seconds West a distance of 147.58 feet to a set rebar corner; thence run North 65 degrees 48 minutes 46 seconds East a distance of 29.02 feet to the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING 20-FOOT EASEMENTS, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

SOUTH BRANCH OF TWENTY-FOOT WIDE ACCESS EASEMENT:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of a twenty-foot wide access easement; thence run along the centerline of said easement the next 20 calls: thence run South 65 degrees 05 minutes 05 seconds West along centerline of said easement a distance of 166.03 feet to a point; thence run South 58 degrees 43 minutes 50 seconds West along centerline of said easement a distance of 231.59 feet to a point; thence run South 08 degrees 16 minutes 27 seconds West along centerline of said easement a distance of 80.50 feet to a point; thence run South 27 degrees 02 minutes 14 seconds East along centerline of said easement a distance of 272.75 feet to a point; thence run South 50 degrees 33 minutes 25 seconds East along centerline of said easement a distance of 135.69 feet to a point; thence run South 26 degrees 18 minutes 18 seconds East along centerline of said easement a distance of 153.49 feet to a point; thence run South 12 degrees 07 minutes 30 seconds West along centerline of said easement a distance of 64.84 feet to a point; thence run South 18 degrees 35 minutes 39 seconds West along centerline of said easement a distance of 121.77 feet to a point; thence run South 12 degrees 02 minutes 46 seconds West along centerline of said easement a distance of 96.53 feet to a point; thence run South 41 degrees 26 minutes 18 seconds West along centerline of said easement a distance of 110.74 feet to a point; thence run South 69 degrees 39 minutes 18 seconds West along centerline of said easement a distance of 144.03 feet to a point; thence run South 39 degrees 02 minutes 59 seconds West along centerline of said easement a distance of 103.30 feet to a point; thence run South 43 degrees 25 minutes 48 seconds West along centerline of said easement a distance of 98.00 feet to a point; thence run South 30 degrees 07 minutes 36 seconds West along centerline of said easement a distance of 87.93 feet to a point; thence run South 07 degrees 11 minutes 00 seconds West along centerline of said easement a distance of 153.51 feet to a point; thence run South 10 degrees 58 minutes 57 seconds East along centerline of said easement a distance of 71.44 feet to a point; thence run South 54 degrees 46 minutes 15 seconds East along centerline of said easement a distance of 72.85 feet to a point; thence run South 83 degrees 58 minutes 54 seconds East along centerline of said easement a distance of 90.41 feet to a point; thence run South 78 degrees 35 minutes 00 seconds East along centerline of said easement a distance of 27.44 feet to a point; thence run South 23 degrees 13 minutes 40 seconds East along



centerline of said easement a distance of 22.11 feet to a point of intersection of the North property line of subject parcel of land and the end of the South branch of access easement.

EAST BRANCH OF TWENTY-FOOT WIDE ACCESS EASEMENT:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of a twenty-foot wide access easement; thence run along the centerline of said easement the next 5 calls: thence run North 58 degrees 23 minutes 32 seconds East along the centerline of said easement a distance of 131.59 feet to a point; thence run North 86 degrees 27 minutes 03 seconds East along the centerline of said easement a distance of 151.50 feet to a point; thence run South 83 degrees 13 minutes 13 seconds East along the centerline of said easement a distance of 235.91 feet to a point; thence run North 86 degrees 10 minutes 29 seconds East along the centerline of said easement a distance of 86.19 feet to a point; thence run North 79 degrees 13 minutes 58 seconds East along the centerline of Yellow Jacket Lane and said easement a distance of 203.17 feet to a point in the centerline of North Horton Road and the end of required easement.

PARCEL II:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of twenty-foot wide access easement; thence run along the centerline of said easement the next 20 calls: thence run South 65 degrees 05 minutes 05 seconds West along centerline of said easement a distance of 166.03 feet to a point; thence run South 58 degrees 43 minutes 50 seconds West along centerline of said easement a distance of 231.59 feet to a point; thence run South 08 degrees 16 minutes 27 seconds West along centerline of said easement a distance of 80.50 feet to a point; thence run South 27 degrees 02 minutes 14 seconds East along centerline of said easement a distance of 272.75 feet to a point; thence run South 50 degrees 33 minutes 25 seconds East along centerline of said easement a distance of 135.69 feet to a point; thence run South 26 degrees 18 minutes 18 seconds East along centerline of said easement a distance of 153.49 feet to a point; thence run South 12 degrees 07 minutes 30 seconds West along centerline of said easement a distance of 64.84 feet to a point; thence run South 18 degrees 35 minutes 39 seconds West along centerline of said easement a distance of 121.77 feet to a point; thence run South 12 degrees 02 minutes 46 seconds West along centerline of said easement a distance of 96.53 feet to a point; thence run South 41 degrees 26 minutes 18 seconds West along centerline of said easement a distance of 110.74 feet to a point; thence run South 69 degrees 39 minutes 18 seconds West along centerline of said easement a distance of 144.03 feet to a point; thence run South 39 degrees 02 minutes 59 seconds West along centerline of said easement a distance of 103.30 feet to a point; thence run South 43 degrees 25 minutes 48 seconds West along centerline of said easement a distance of 98.00 feet to a point; thence run South 30 degrees 07 minutes 36 seconds West along centerline of said easement a distance of 87.93 feet to a point; thence run South 07 degrees 11 minutes 00 seconds West along centerline of said easement a distance of 153.51 feet to a point; thence run South 10 degrees 58 minutes 57 seconds East along centerline of said easement a distance of 71.44 feet to a point; thence run South 54 degrees 46 minutes 15 seconds East along centerline of said easement a distance of 72.85 feet to a point; thence run South 83 degrees 58 minutes 54 seconds East along centerline of said easement a distance of 90.41 feet to a point; thence run South 78 degrees 35 minutes 00 seconds East along centerline of said easement a distance of 27.44 feet to a point; thence run South 23 degrees 13 minutes 40 seconds East along centerline of said easement a distance of 22.11 feet to a point of intersection of the North property line of subject parcel of land and the point of beginning of the property being described; thence run North 65 degrees 48 minutes 46 seconds East a distance of 118.56 feet to a set rebar corner; thence run South 24 degrees 11 minutes 14 seconds East a distance of 147.58 feet to a set rebar corner; thence run South 65 degrees 48 minutes 46 seconds West a distance of 147.58 feet to a set rebar corner; thence run North 24 degrees 11 minutes 14 seconds West a distance of 147.58 feet to a set rebar corner; thence run North 65 degrees 48 minutes 46 seconds East a distance of 29.02 feet to the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING 20-FOOT EASEMENTS, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

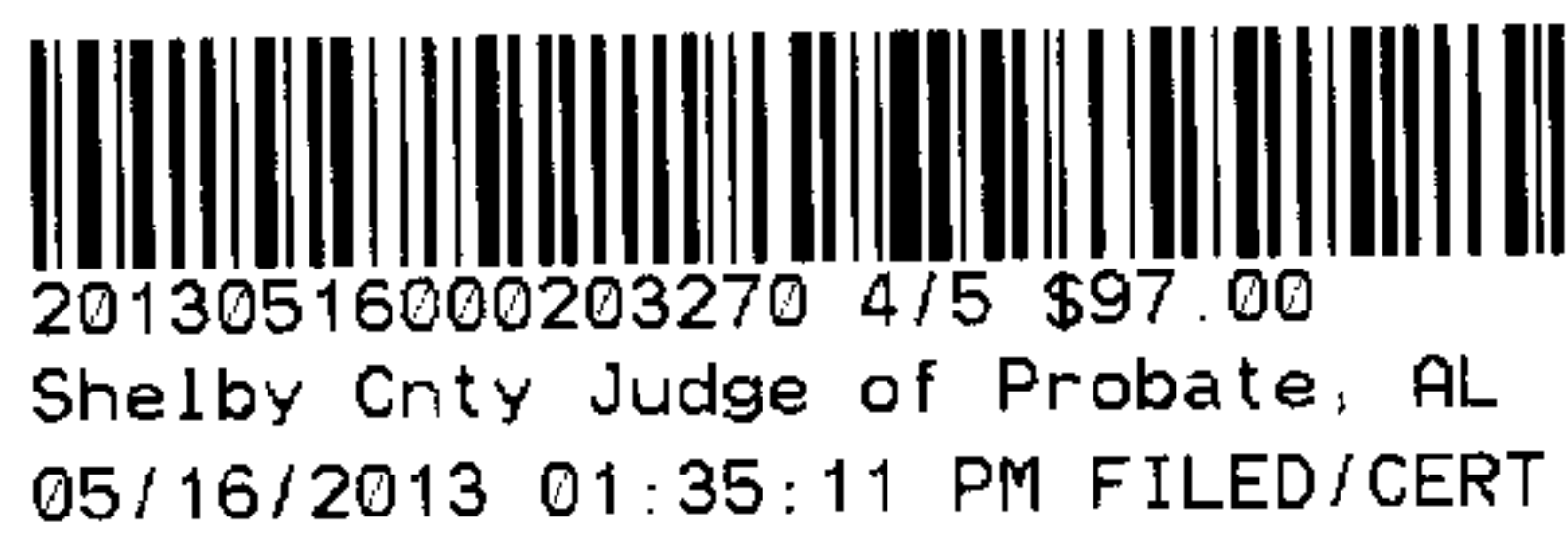
SOUTH BRANCH OF TWENTY-FOOT WIDE ACCESS EASEMENT:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of a twenty-foot wide access easement; thence run along the centerline of said easement the next 20 calls: thence run South 65 degrees 05 minutes 05 seconds West along centerline of said easement a distance of 166.03 feet to a point; thence run South 58 degrees 43 minutes 50 seconds West along centerline of said easement a distance of 231.59 feet to a point; thence run South 08 degrees 16 minutes 27 seconds West along centerline of said easement a distance of 80.50 feet to a point; thence run South 27 degrees 02 minutes 14 seconds East along centerline of said easement a distance of 272.75 feet to a point; thence run South 50 degrees 33 minutes 25 seconds East along centerline of said easement a distance of 135.69 feet to a point; thence run South 26 degrees 18 minutes 18 seconds East along centerline of said easement a distance of 153.49 feet to a point; thence run South 12 degrees 07 minutes 30 seconds West along centerline of said easement a distance of 64.84 feet to a point; thence run South 18 degrees 35 minutes 39 seconds West along centerline of said easement a distance of 121.77 feet to a point; thence run South 12 degrees 02 minutes 46 seconds West along centerline of said easement a distance of 96.53 feet to a point; thence run South 41 degrees 26 minutes 18 seconds West along centerline of said easement a distance of 110.74 feet to a point; thence run South 69 degrees 39 minutes 18 seconds West along centerline of said easement a distance of 144.03 feet to a point; thence run South 39 degrees 02 minutes 59 seconds West along centerline of said easement a distance of 103.30 feet to a point; thence run South 43 degrees 25 minutes 48 seconds West along centerline of said easement a distance of 98.00 feet to a point; thence run South 30 degrees 07 minutes 36 seconds West along centerline of said easement a distance of 87.93 feet to a point; thence run South 07 degrees 11 minutes 00 seconds West along centerline of said easement a distance of 153.51 feet to a point; thence run South 10 degrees 58 minutes 57 seconds East along centerline of said easement a distance of 71.44 feet to a point; thence run South 54 degrees 46 minutes 15 seconds East along centerline of said easement a distance of 72.85 feet to a point; thence run South 83 degrees 58 minutes 54 seconds East along centerline of said easement a distance of 90.41 feet to a point; thence run South 78 degrees 35 minutes 00 seconds East along centerline of said easement a distance of 27.44 feet to a point; thence run South 23 degrees 13 minutes 40 seconds East along centerline of said easement a distance of 22.11 feet to a point of intersection of the North property line of subject parcel of land and the end of the South branch of access easement.

EAST BRANCH OF TWENTY-FOOT WIDE ACCESS EASEMENT:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 25 minutes 38 seconds West along the East line of said Quarter-Quarter

Section a distance of 123.37 feet to the point of beginning on the centerline of the South section of a twenty-foot wide access easement; thence run along the centerline of said easement the next 5 calls: thence run North 58 degrees 23 minutes 32 seconds East along the centerline of said easement a distance of 131.59 feet to a point; thence run North 86 degrees 27 minutes 03 seconds East along the centerline of said easement a distance of 151.50 feet to a point; thence run South 83 degrees 13 minutes 13 seconds East along the centerline of said easement a distance of 235. 91 feet to a point; thence run North 86 degrees 10 minutes 29 seconds East along the centerline of said easement a distance of 86.19 feet to a point; thence run North 79 degrees 13 minutes 58 seconds East along the centerline of Yellow Jacket Lane and said easement a distance of 203.17 feet to a point in the centerline of North Horton Road and the end of required easement.



Real Estate Sales Validation Form

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

Grantor's Name Shane Miskelly
Mailing Address 100 Hwy 49
Columbia Ala

Grantee's Name Roger Mangham
Mailing Address 147 Yellow Jacket Ln
Wilsonville AL
35186

Property Address 147 Yellow Jacket Ln
Wilsonville AL
35186

Date of Sale 5-15-13
Total Purchase Price \$ 465,000.00
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 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 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)

Print K Michael Shane Miskelly

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


20130516000203270 5/5 \$97.00
Shelby Cnty Judge of Probate, AL
05/16/2013 01:35:11 PM FILED/CERT