

13-213

Send tax notice to: David H. Sharp 1178 DUNNAN VALLEY RD. B'ham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred eighty-seven thousand five hundred twenty-eight and 50/100 (\$187,528.50) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Harry F. Walls, III, a married man, individually and as heir of Harry F. Walls, Jr., (deceased)
whose mailing address is: **5096 Pleasant Hill Rd., Bessemer, Al. 35022** and

Nancy G. Walls, an unmarried woman, individually and as heir of Harry F. Walls, Jr. (deceased) whose mailing address is: 8064 Luke Ct., Brooksville, Fl. 34601

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

whose mailing address is: 1178 DUNNAN VALLEY RD. B'ham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: a vacant lot whose address is not available at this time**, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

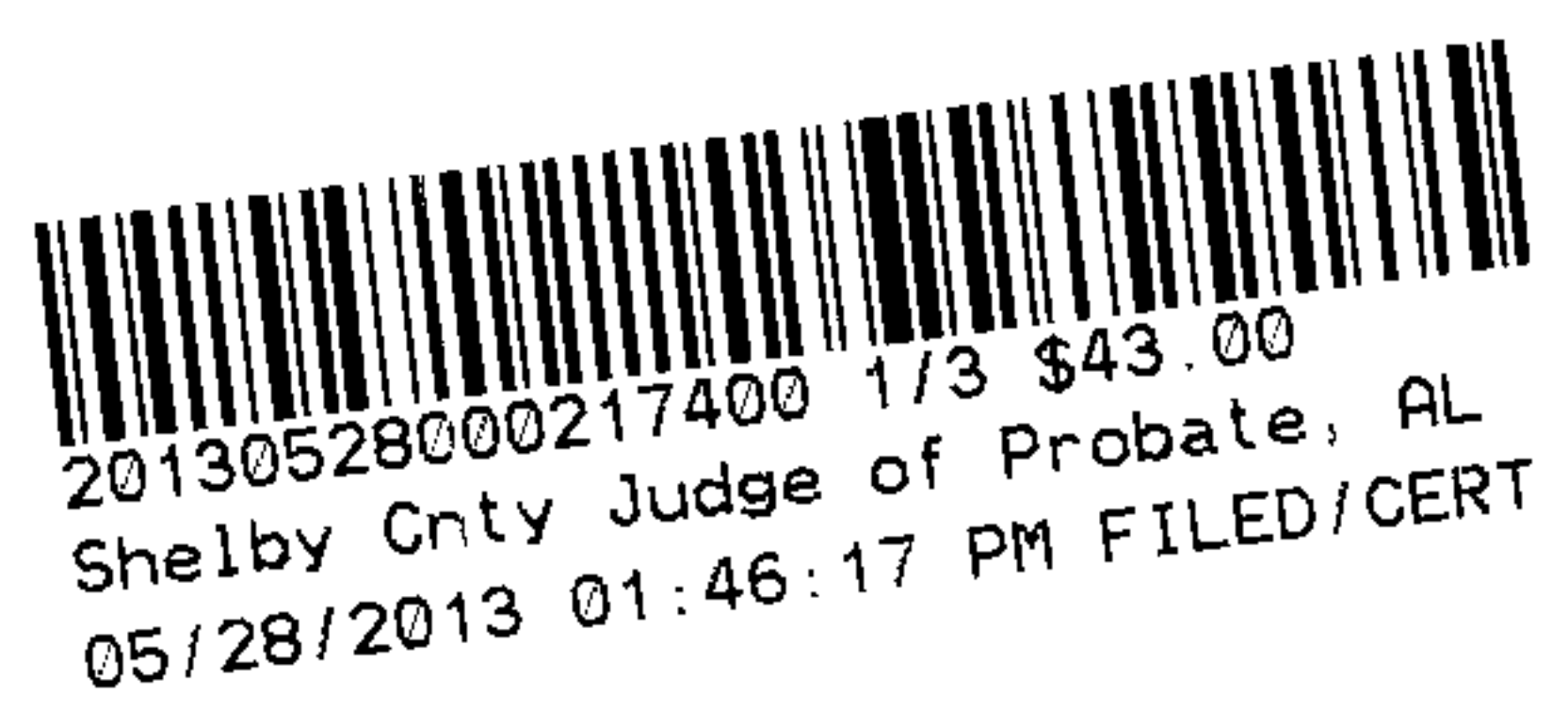
Grantor Harry F. Walls, III is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

\$162,528.50 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

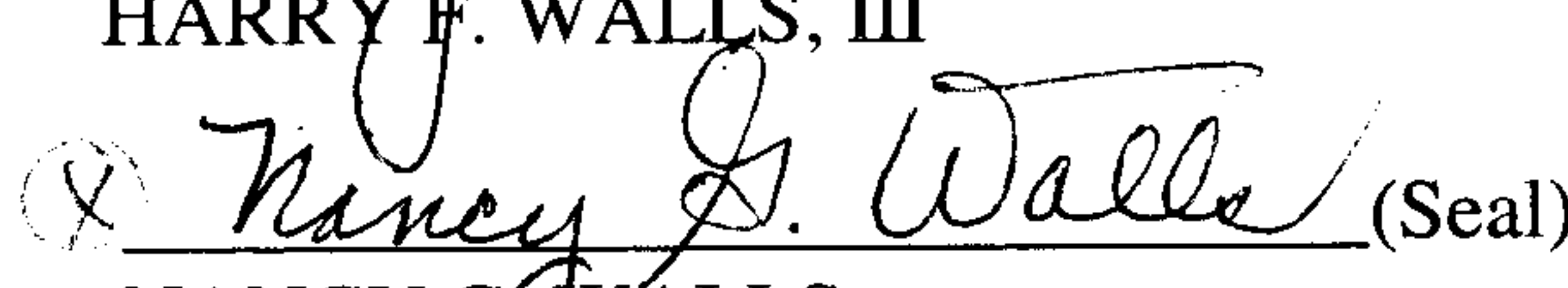
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 21st day of May, 2013.



Shelby County, AL 05/28/2013
State of Alabama
Deed Tax: \$25.00

 (Seal)
HARRY F. WALLS, III
 (Seal)
NANCY G. WALLS

STATE OF ALABAMA
COUNTY OF SHELBY

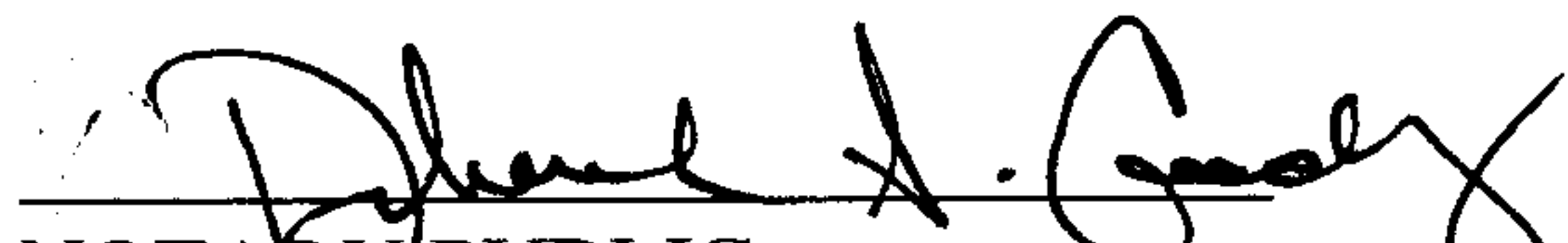
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARRY F. WALLS, III, a married man, individually and as heir of Harry F. Walls, Jr. (Deceased) whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 20th day of March, 2013.


NOTARY PUBLIC

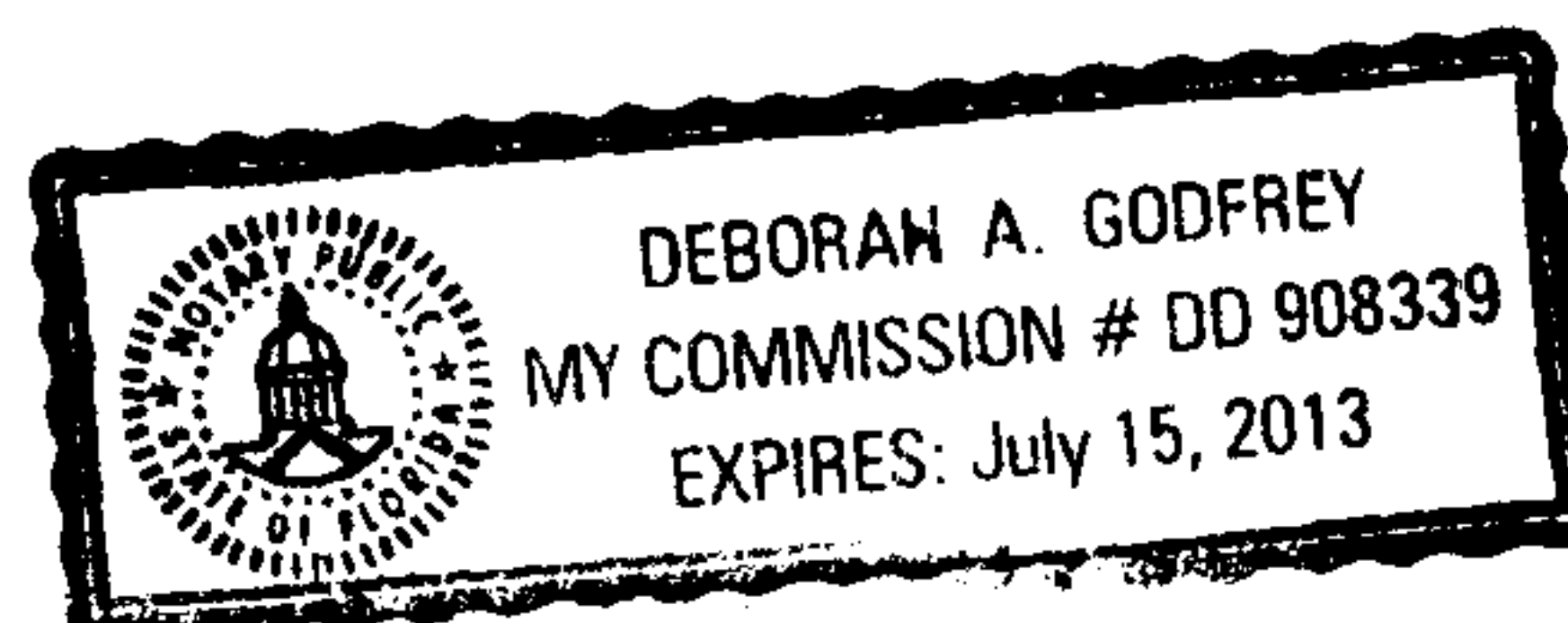
My commission expires: 5/13/17

STATE OF FLORIDA
COUNTY OF Hernando

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NANCY G. WALLS, an unmarried woman, individually and as heir of Harry F. Walls, Jr. (Deceased) 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 she has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 20 day of May, 2013.


NOTARY PUBLIC

MY COMMISSION EXPIRES: July 15, 2013



20130528000217400 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
05/28/2013 01:46:17 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 0 degrees 35 minutes 18 seconds East along the East boundary of said Section 26 and along or near the Center of a County Paved Road for a distance of 1420.63 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue North 0 degrees 35 minutes 18 seconds East along said East boundary for a distance of 1222.62 feet to the Northeast corner of the SE 1/4 of said Section 26; thence proceed along the North boundary of said SE 1/4 of said Section 26 North 89 degrees 36 minutes 47 seconds West 2647.34 feet to a point on an accepted fence line; thence continue along said fence line South 0 degrees 28 minutes 56 seconds West 1318.97 feet; thence continue along fence line South 89 degrees 48 minutes 23 seconds East 935.55 feet; thence continue along fence line South 89 degrees 56 minutes 03 seconds East 1109.03 feet; thence continue along fence line North 0 degrees 45 minutes 52 seconds East 98.05 feet; thence South 88 degrees 33 minutes 26 seconds east and along said fence 600.13 feet, back to the POINT OF BEGINNING.

ALSO:

From the Northeast corner of the NE 1/4- SE 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 89 degrees 36 minutes 47 seconds West along the North boundary of said NE 1/4 - SE 1/4 for a distance of 987.25 feet to a point in the center of a County paved road, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 59 degrees 07 minutes 53 seconds East along the Center of said road for 39.16 feet; thence South 84 degrees 27 minutes 14 seconds West 193.21 feet; thence North 89 degrees 36 minutes 18 seconds West 134.76 feet; thence South 78 degrees 05 minutes 00 seconds West 723.82 feet; thence South 0 degrees 28 minutes 55 seconds West 600.00 feet; thence South 25 degrees 06 minutes 21 seconds West 576.31 feet to a point on an accepted fence line; thence North 89 degrees 48 minutes 23 seconds West along said fence line for 419.90 feet to a point at a fence corner; thence North 0 degrees 28 minutes 56 seconds East along said fence line for 1318.97 feet to a point on the North boundary of the NW 1/4 - SE 1/4 of the aforementioned Section 26; thence South 89 degrees 36 minutes 47 seconds East along the North boundary of the North one - half of the SE 1/4 of said Section 26 for 1660.08 feet, back to the POINT OF BEGINNING.



20130528000217400 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
05/28/2013 01:46:17 PM FILED/CERT