

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Eddie W. Owens  
1731 Hwy 93  
Helena, AL 35080

**GENERAL WARRANTY DEED**



20130605000229310 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
06/05/2013 11:30:51 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Twenty-Three Thousand And No/100 Dollars (\$23,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John O. Leemon, Jr., an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Eddie W. Owens (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighteen Thousand Four Hundred And No/100 Dollars (\$18,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

John O. Leemon, Jr. is the surviving Grantee as designated upon that certain Deed recorded in Book 288, Page 286, Nancy E. Leemon having died on or about November 10, 2000.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on May 28, 2013.

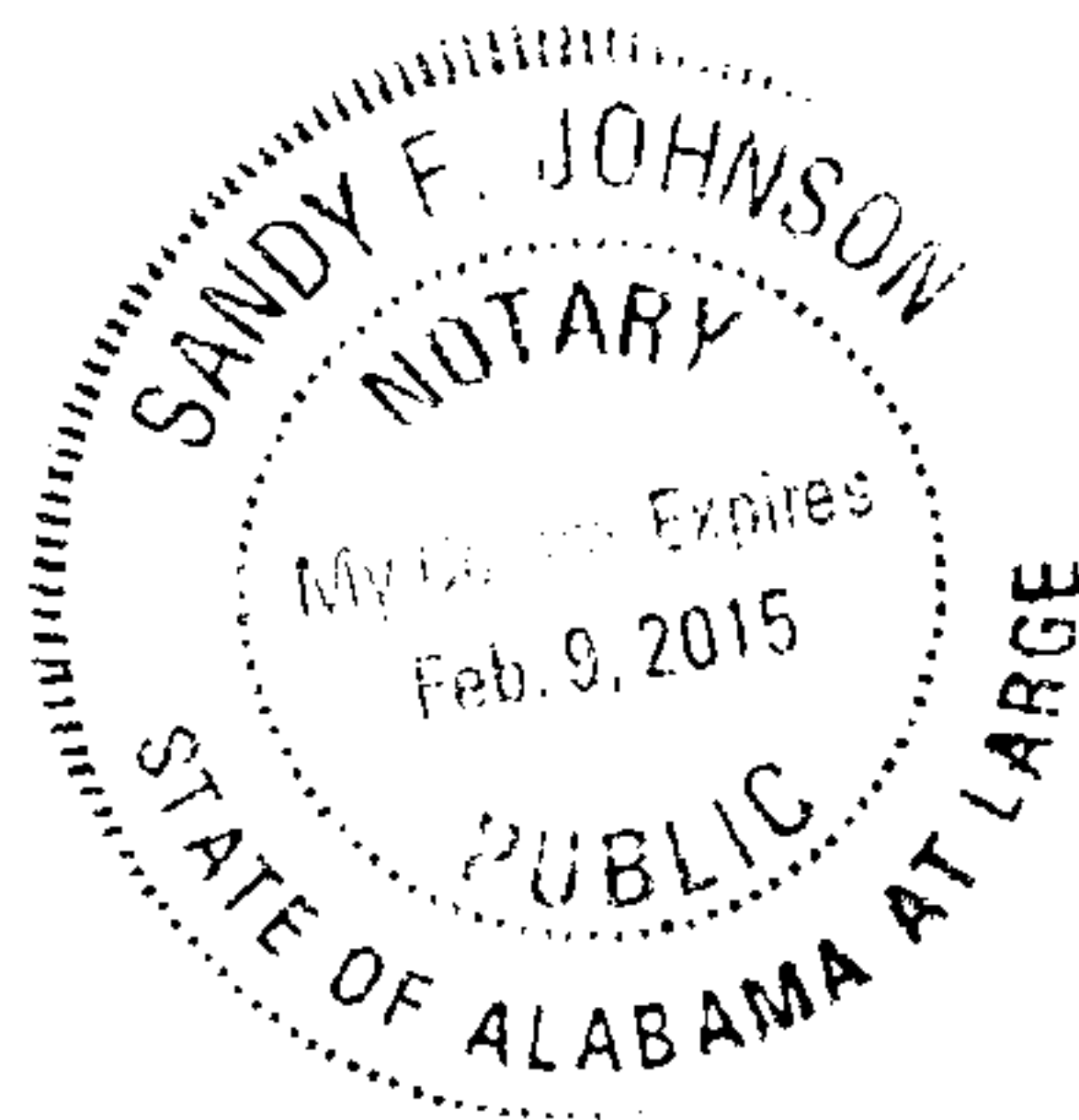
\_\_\_\_\_  
John O. Leemon, Jr.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John O. Leemon, Jr., 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, he executed the same on the day same bears date.

Given under my hand and official seal on the 28th day of May, 2013.

\_\_\_\_\_  
Notary Public  
Commission Expires:



Shelby County, AL 06/05/2013  
State of Alabama  
Deed Tax: \$23.00

## EXHIBIT "A"

Begin at the NW corner of the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West and run South 35 degrees 10 minutes East for 848.4 feet to the point of beginning; thence run South 40 degrees 30 minutes West for 353.0 feet; thence South 68 degrees 44 minutes East for 200.7 feet; thence North 40 degrees 30 minutes East for 290.6 feet; thence North 49 degrees 30 minutes West for 189.5 feet to the point of beginning.

### LESS AND EXCEPT:

A parcel of land in the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the NW corner of the SW ¼ of NE ¼ of Section 23, Township 20 South, Range 4 West, run South 35 degrees 10 minutes East for 848.4 feet to an existing old iron rebar being the point of beginning; thence turn an angle to the left of 14 degrees 20 minutes and run in a Southeasterly direction for a distance of 189.0 feet to an existing crimp iron pin being on the Northwest right of way line of Shelby County Highway #93; thence turn an angle to the right of 89 degrees 52 minutes 50 seconds and run in a Southwesterly direction along the Northwest right of way line of said Highway #93 for a distance of 150.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees 07 minutes 10 seconds and run in a Northwesterly direction for a distance of 189.07 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 89 degrees 54 minutes 31 seconds and run in a Northeasterly direction for a distance of 150.0 feet, more or less, to the point of beginning.



20130605000229310 2/3 \$41.00  
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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 John O. Leemon, Jr.

Grantee's Name Eddie W. Owens

Mailing Address 1731 Hwy 93  
Helena, AL 35080

Mailing Address 6070 Twin Oaks Dr  
Bessemer, AL 35022

Property Address 1731 Hwy 93  
Helena, AL 35080

Date of Sale May 28, 2013  
Total Purchase Price \$23,000.00  
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
- 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 - John O. Leemon, Jr., 1731 Hwy 93, Helena, AL 35080.

Grantee's name and mailing address - Eddie W. Owens, . .

Property address - 1731 Hwy 93, Helena, AL 35080

Date of Sale - May 28, 2013.

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 with 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: May 28, 2013

Sign *[Handwritten Signature]*  
Agent

