

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

Send Tax Notice To: Edwin Lumpkin
Pelham, AL

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Eighty Thousand dollars and Zero cents (\$380,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jim Walter Homes, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edwin Lumpkin (herein referred to as grantee, whether one or more), 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.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

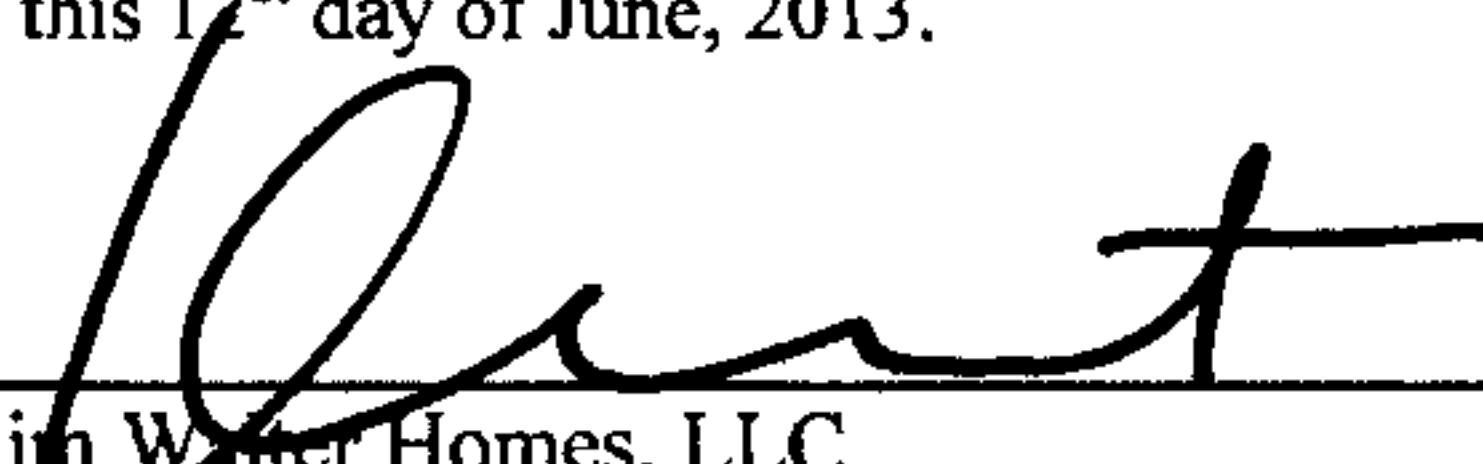
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of June, 2013.

(SEAL)



Jim Walter Homes, LLC
By: Kelli Gant
As: Vice President

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Kelli Gant as Vice President of Jim Walter Homes, LLC 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 2013.

My Commission Expires: 8-27-16



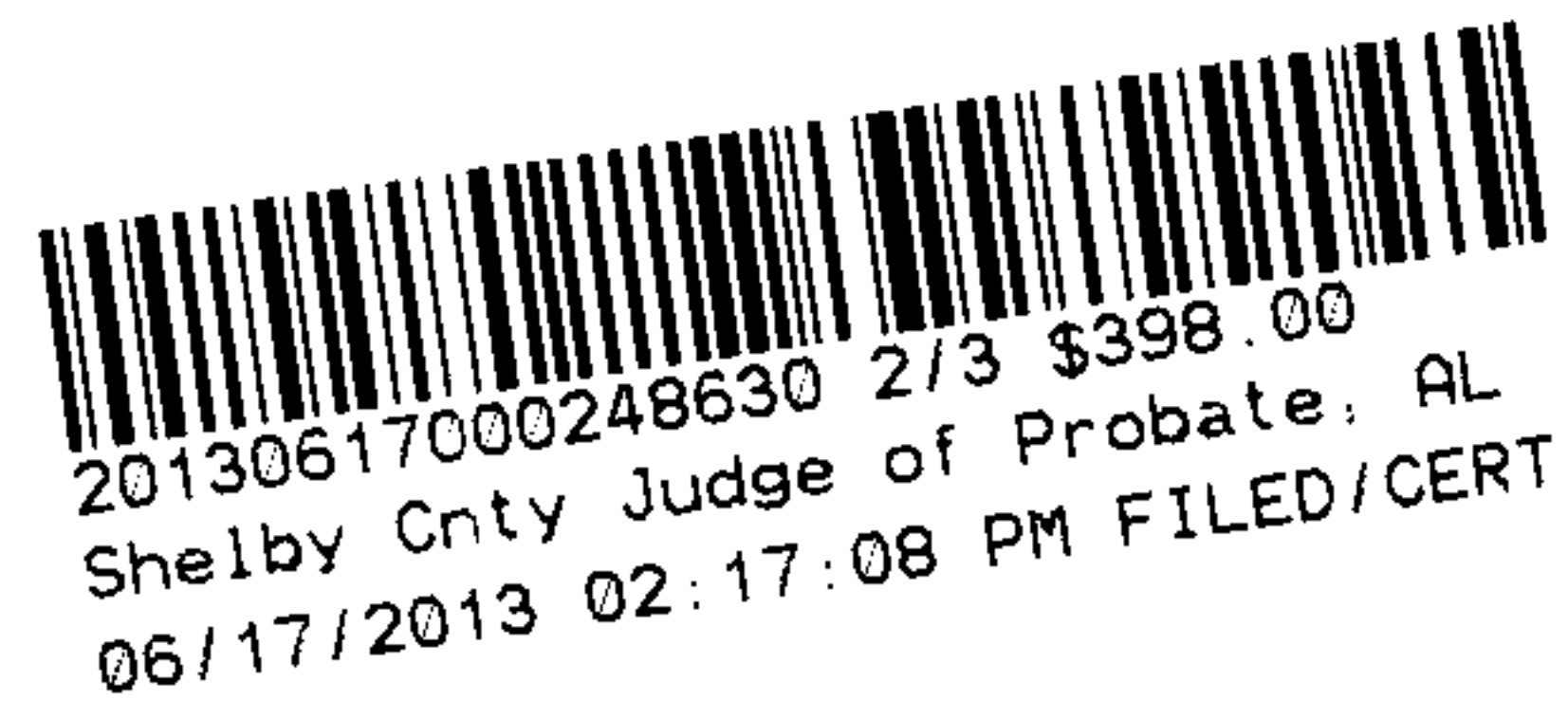
Notary Public


20130617000248630 1/3 \$398.00
Shelby Cnty Judge of Probate, AL
06/17/2013 02:17:08 PM FILED/CERT

Shelby County, AL 06/17/2013
State of Alabama
Deed Tax: \$380.00

EXHIBIT A

Commence at the Northeast corner of the Northwest One Quarter of the Southeast One Quarter of Section 12, Township 20 South, Range 3 West; run thence in a westerly direction along the North line of said quarter-quarter section for a distance of 559.53 feet to the point of beginning, from the point of beginning, thus obtained; thence continue along last described course for a distance of 333.49 feet to the point on the southeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 64 degrees 15 minutes and run in a southwesterly direction along the southeasterly right of way line of U.S. Highway No. 31 for a distance of 263.32 feet; thence turn an angle to the left of 106 degrees 55 minutes and run in a southeasterly direction for a distance of 313.96 feet; thence turn an angle to the left of 73 degrees 05 minutes and run in a northeasterly direction for a distance of 316.85 feet to the point of beginning; being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Jim Walter Homes, LLC
Mailing Address _____

Grantee's Name Edwin Lumpkin
Mailing Address 100 Metro Pkwy
Pelham, AL 35124

Property Address _____

Date of Sale 6/12/13
Total Purchase Price \$ 380,000.00

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 - 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 6/17/13

Print Wade Stubbs

Sign Wade Stubbs

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by) _____



20130617000248630 3/3 \$398.00
Shelby Cnty Judge of Probate, AL
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Form RT-1