

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

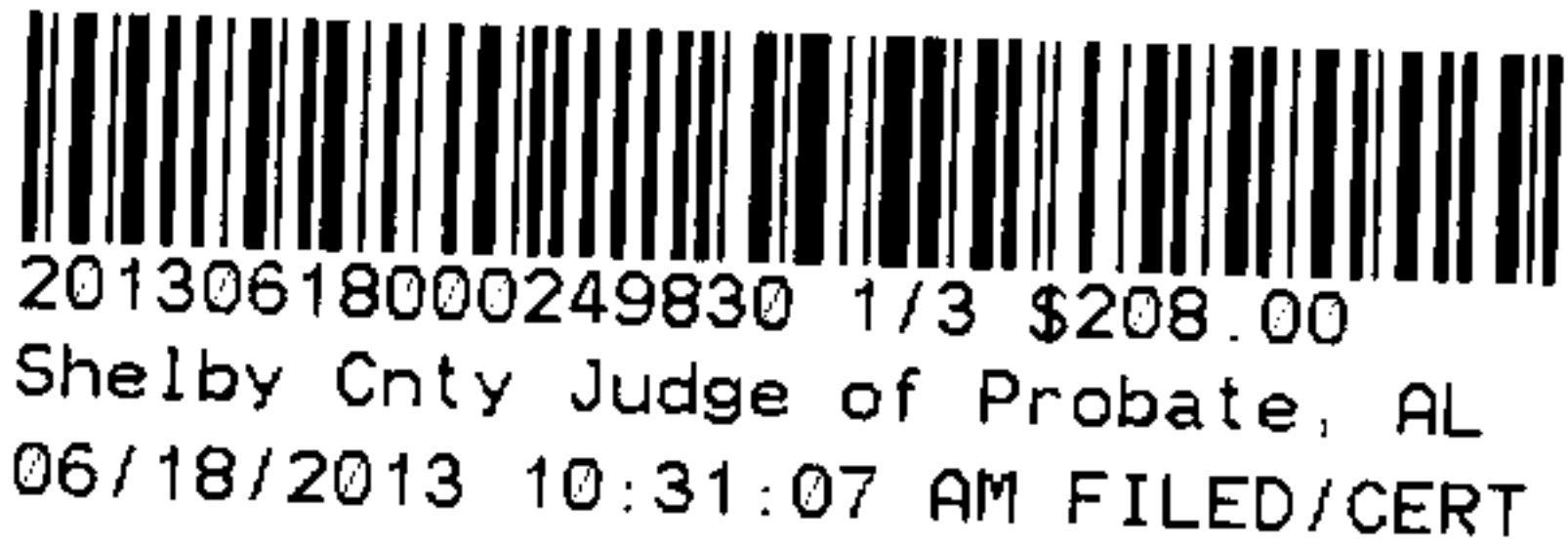
Send Tax Notice To: Susan R. Nelms
206 Cahaba Lake Circle
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Ninety Thousand dollars and Zero cents (\$190,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George Lutz and Sherrie Lutz, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Susan R. Nelms and Fredrick C. Nelms (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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 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 13th day of June, 2013.

_____(Seal) _____(Seal)
George Lutz
_____(Seal) _____(Seal)
Sherrie Lutz
_____(Seal) _____(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 George Lutz and Sherrie Lutz, husband and wife 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 13th day of June, 2013.

My Commission Expires: 10-4-16

Notary Public

Shelby County, AL 06/18/2013
State of Alabama
Deed Tax: \$190.00

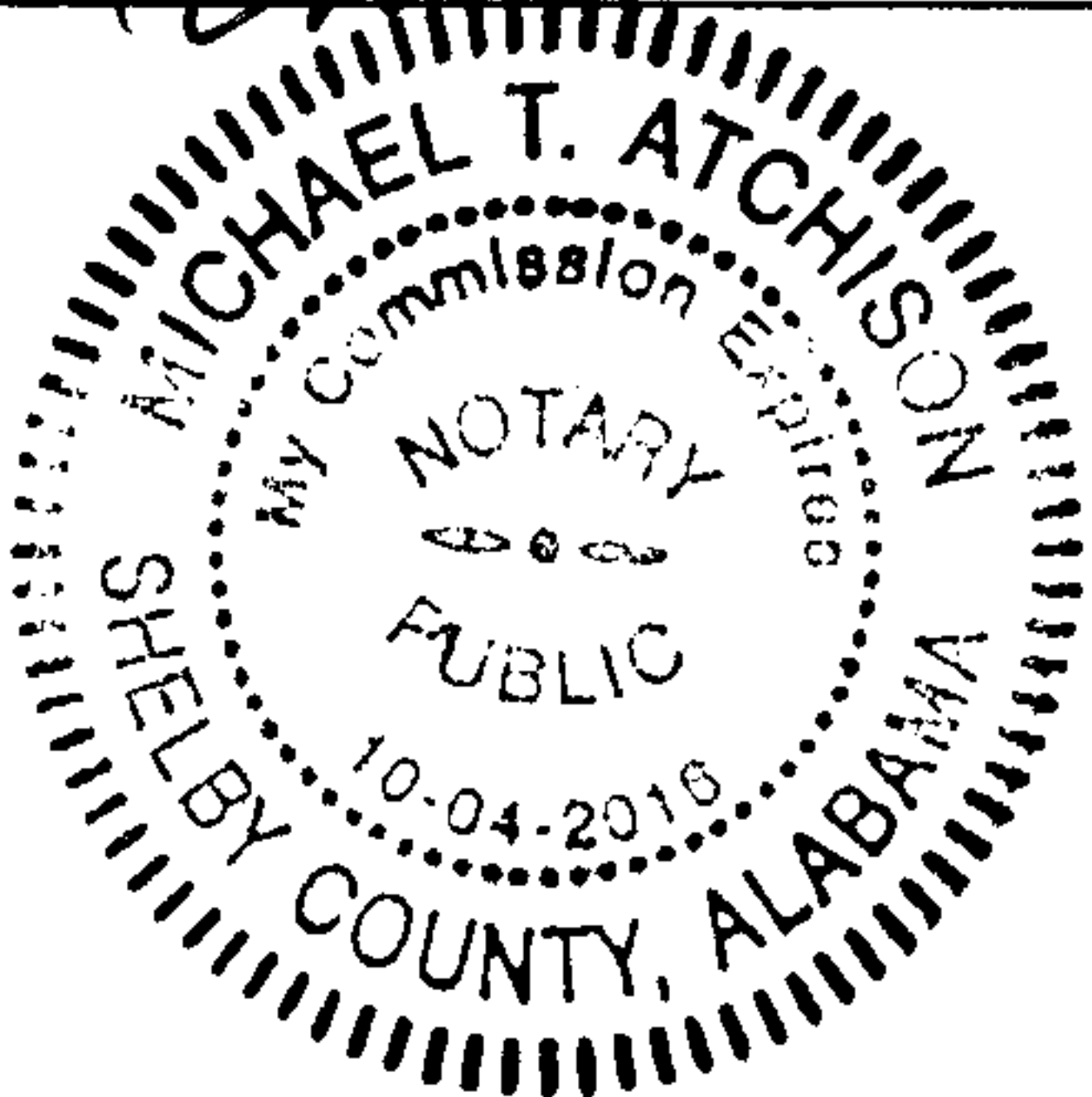


EXHIBIT A

Parcel I:

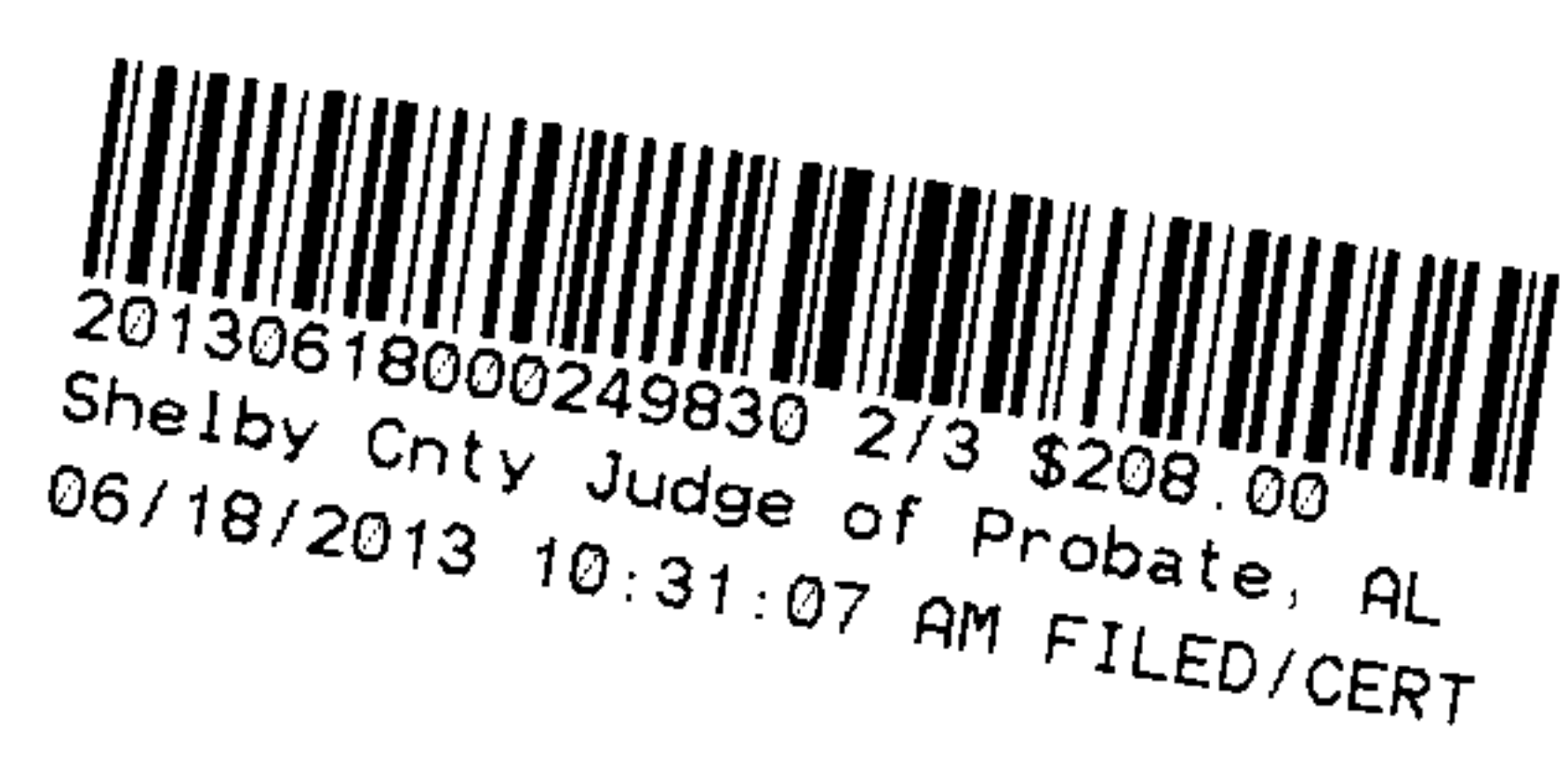
A parcel of land located in the West ½ of the NW ¼ of the NW ¼ of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25; thence run South along the West Section line a distance of 666.0 feet to the point of beginning; thence turn left 92 degrees 09 minutes and run East a distance of 370.67 feet; thence turn right 54 degrees 10 minutes and run Southeasterly a distance of 334.84 feet to a point on the Northwesterly right of way of Shelby County Highway #13; thence turn right 71 degrees 32 minutes and run Southwesterly along said right of way a distance of 298.0 feet to the point of a curve to the right having a delta angle of 23 degrees 25 ¼ seconds and a radius of 1352.69 feet; thence follow arc of said curve a distance of 602.0 feet to a point on the West line of said Section 25; thence turn right and run North along the West Section line a distance of 892.47 feet to the point of beginning.

Parcel II:

A parcel of land in the South ½ of the NW ¼ of the NW ¼ of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25; thence turn South along the West Section line a distance of 666.0 feet; thence turn left 92 degrees 09 minutes and run East a distance of 370.67 feet to the point of beginning; thence continue last course a distance of 391.09 feet to a point on the Northwesterly right of way of Shelby County Highway #13; thence turn right 125 degrees 42 minutes and run Southwesterly along said highway a distance of 334.28 feet; thence turn right 108 degrees 28 minutes and run Northwesterly a distance of 334.84 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name George Lutz
Mailing Address 890 Elvira Rd
Helena AL 35080

Grantee's Name Sison Nelms
Mailing Address 206 Cochran Lane Circle
Helena 35080

Property Address 7801 Hwy 13
Helena 35080

Date of Sale 6-13-13
Total Purchase Price \$ _____
Or
Actual Value \$ 190,000 ✓
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

20130618000249830 3/3 \$208.00
Shelby Cnty Judge of Probate, AL
06/18/2013 10:31:07 AM FILED/CERT

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 6-13-13

☐ Unattested
(verified by)

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