

This Instrument prepared by:
J. Stephen Stubblefield
Stubblefield & Yelverton, PLLC
1400 Meadowbrook Road, Suite 102
Jackson, Mississippi 39211
Phone: (601) 936-4910

SEND TAX NOTICE TO:
Charles L. Booker &
Margie J. Booker
134 E. Waterwood Drive
Brandon, Mississippi 39047
Phone: (601) 992-9237

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHARLES L. BOOKER and wife, MARGIE J. BOOKER, (Grantors), do hereby grant, bargain, sell, convey and quitclaim unto the BOOKER FAMILY TRUST, a revocable joint trust, (Grantee), all of their right, title and interest in and to the following described real estate, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference for description.

This conveyance is further made subject to easements for utilities, drainage, road rights-of-way and oil, gas and mineral leases and reservations, if any.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 24th day of June, 2013.

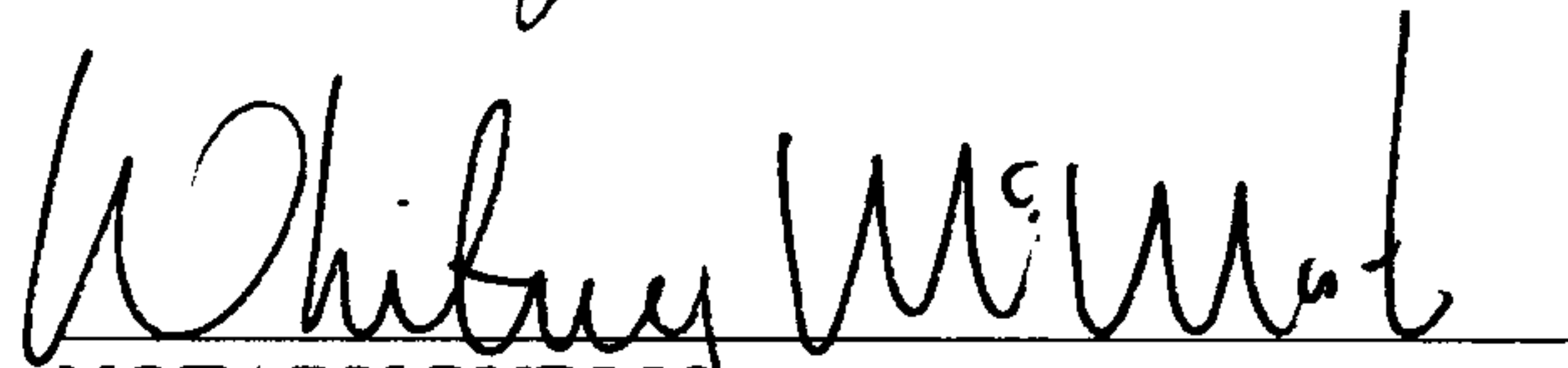
Charles L. Booker
CHARLES L. BOOKER

Margie J. Booker
MARGIE J. BOOKER

STATE OF MISSISSIPPI
COUNTY OF HINDS

I, the undersigned authority, a Notary Public, in and for said county, in said State, hereby certify that CHARLES L. BOOKER and wife, MARGIE J. BOOKER, 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 each executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2013.


NOTARY PUBLIC

My Commission Expires:



Exhibit "A"

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL "A"

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING; thence North 00 degrees 06 minutes 07 seconds West along the West line of said 1/4-1/4 section a distance of 153.94 feet; thence North 88 degrees 02 minutes 05 seconds East, a distance of 68.26 feet; thence North 51 degrees 17 minutes 13 seconds East, a distance of 182.50 feet; thence North 58 degrees 03 minutes 50 seconds East, a distance of 491.38 feet; thence North 67 degrees 34 minutes 46 seconds East, a distance of 754.75 feet to a point lying on the East line of said 1/4-1/4 section; thence South 00 degrees 30 minutes 00 seconds West along said 1/4-1/4 line a distance of 786.40 feet to the Southeast corner of said 1/4-1/4 section; thence South 88 degrees 36 minutes 59 seconds West along the South line of said 1/4-1/4 section a distance of 1,318.57 feet to the POINT OF BEGINNING.

PARCEL "B"

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 19 South, Range 1 East, said point also being the POINT OF BEGINNING; thence South 00 degrees 30 minutes 00 seconds West along the East line of said 1/4-1/4 section a distance of 533.98 feet; thence South 67 degrees 34 minutes 46 seconds West, a distance of 754.75 feet; thence South 58 degrees 03 minutes 50 seconds West, a distance of 491.38 feet; thence South 51 degrees 17 minutes 13 seconds West, a distance of 182.50 feet; thence North 07 degrees 51 minutes 32 seconds West, a distance of 505.47 feet to a point lying on the West line of said 1/4-1/4 section; thence North 00 degrees 06 minutes 07 seconds West along

Exhibit "A" continued

said 1/4-1/4 line, a distance of 664.89 feet to the Northwest corner of said 1/4-1/4 section; thence North 88 degrees 41 minutes 52 seconds East along the North line of said 1/4-1/4 section a distance of 1,332.41 feet to the POINT OF BEGINNING.

According to the survey of Robert Farmer, dated April 24, 2000.

A perpetual easement and right of way for ingress and egress described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said 1/4-1/4 section for a distance of 3 feet to the point of beginning; thence continue to run Westerly along the North line of said 1/4-1/4 section for a distance of twelve (12) feet to a point; thence run South and parallel to the East line of said 1/4-1/4 section to a point on the North margin of U.S. Highway No. 280; thence run in a Northeasterly direction along the North margin of said U.S. Highway No. 280 for a distance of twelve (12) feet, more or less, to a point on the North margin of said highway that is 3 feet West of the East line of said 1/4-1/4 section; thence run North and parallel to the East line of said 1/4-1/4 section to a point on the North line of said 1/4-1/4 section and the point of beginning.

ALSO: A perpetual easement for ingress, egress and utilities, across and over the following described lands:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run West along the South line of said 1/4-1/4 for 15.0 feet; thence 135 degrees 43 minutes 30 seconds right run 21.48 feet to a point on the East line of said 1/4-1/4 (said point being 15 feet North of the point of beginning); thence 135 degrees 43 minutes 30 seconds right run South 15.0 feet to the point of beginning.

ALSO: A 15 foot easement for egress and ingress the center line of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East; thence run North along the West line of said 1/4-1/4 for 7.5 feet to the Point of Beginning; thence 9 degrees 53 minutes right run 89.70 feet; thence 41 degrees 23 minutes right run 277.25 feet; thence 48 degrees 25 minutes left run 120.53 feet; thence 16 degrees 25 minutes right run 153.05 feet; thence 59 degrees 45 minutes right run 184.99 feet; thence 39 degrees 24 minutes right run 163.23 feet; thence 47 degrees 56 minutes left run 45.89 feet to the West line of the above described property and the Point of Ending.

Subject to:

1. Easements to Plantation Pipe Line Company as recorded in Deed Book 252, Page 505, and Deed Book 252, Page 211, in the Probate Office of Shelby County, Alabama.
2. Right of way easement to South Central Bell Telephone Company as recorded in Deed Book 312, Page 468, in the Probate Office of Shelby County, Alabama.
3. Rights of other parties in and to the use of easements described hereinabove.
4. Easement to Level 3 recorded as Instrument #1999-38894.

Real Estate Sales Validation Form

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

Grantor's Name Charles L. Booker & wife,
Mailing Address Margie J. Booker
134 E. Waterwood Drive
Brandon, Mississippi 39047

Grantee's Name Booker Family Trust
Mailing Address 134 E. Waterwood Drive
Brandon, Mississippi 39047

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 390,000.00
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

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).

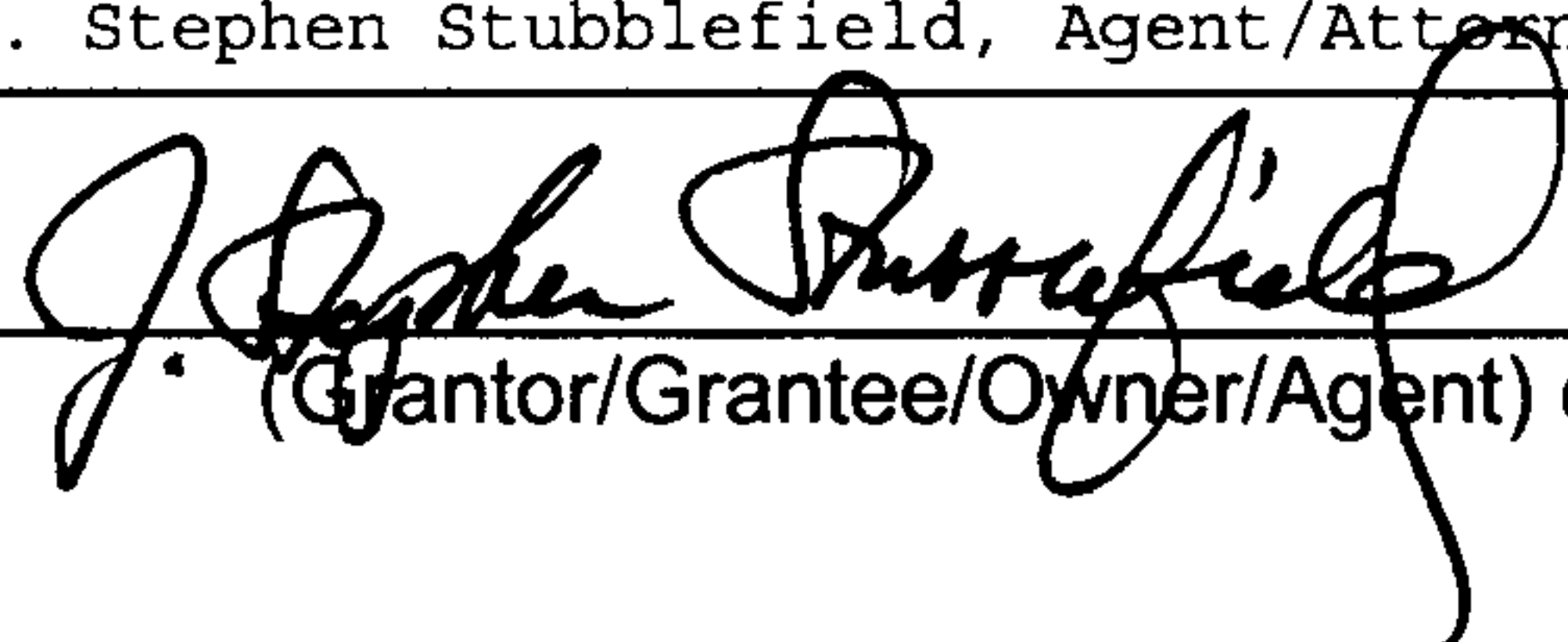
Date 5/20/2013

Print J. Stephen Stubblefield, Agent/Attorney

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1