

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTORS.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lynn Sumner Jared
245 Bream Cove Road
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS and NO/00 (\$185,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Richard James Stockham, III and wife Connie Ray Stockham*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Leslie Sumner Gannon, Lynn Sumner Jared and Lori Sumner McGrath*** (herein referred to as ***Grantees***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

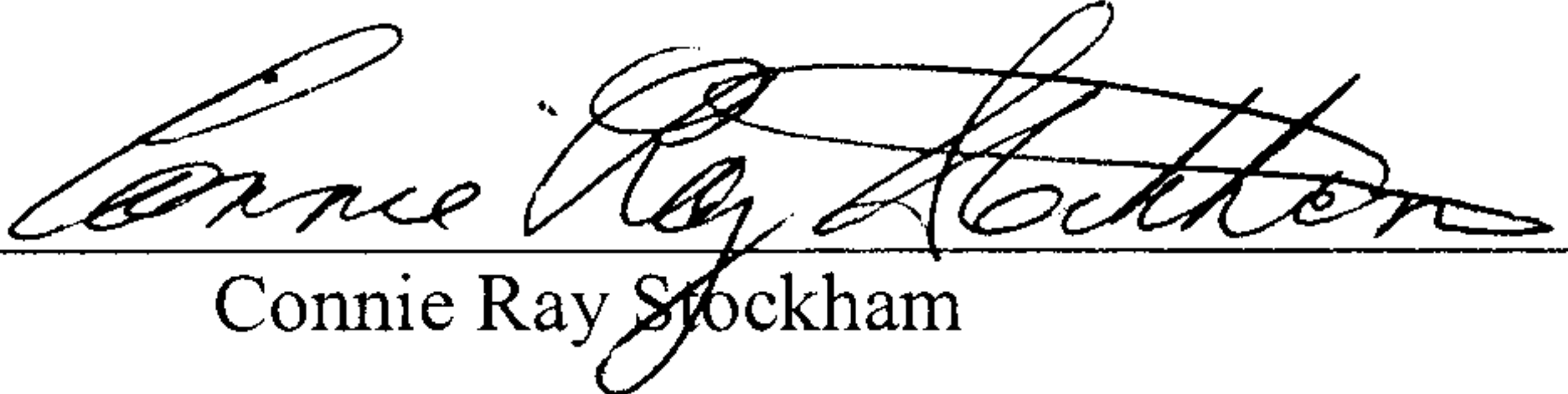
- 1. Ad valorem taxes due and payable October 1, 2013.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantees, 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of August, 2013.

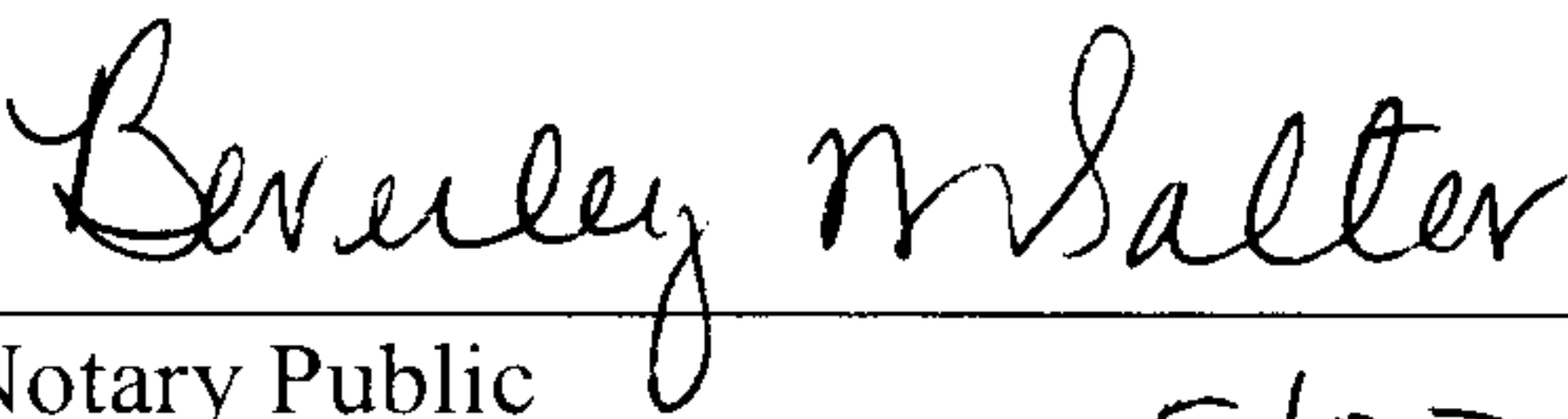

Richard James Stockham, III


Connie Ray Stockham

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Richard James Stockham, III and Connie Ray Stockham***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2013.


Notary Public
My Commission Expires: 5/23/16

Shelby County, AL 08/08/2013
State of Alabama
Deed Tax: \$185.00


20130808000323290 1/3 \$206.00
Shelby Cnty Judge of Probate, AL
08/08/2013 01:06:43 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO. 1: Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88° 26' 11" East along South boundary of said quarter-quarter section for a distance of 203.20 feet to a point on the Easterly boundary of a 30 foot common easement; thence proceed North 20° 56' 50" East along the Easterly boundary of said easement for a distance of 8.12 feet; said point being the point of beginning. From this beginning point proceed North 20° 56' 50" East along the Easterly boundary of said easement for a distance of 140.26 feet (set 1/2" rebar); thence proceed North 84° 32' 29" East for a distance of 308.98 feet (set 1/2" rebar); thence proceed South 18° 04' 06" East for a distance of 186.80 feet to the Northerly shoreline of a lake; thence proceed South 78° 53' 21" West along the Northerly shoreline of said lake for a distance of 34.99 feet; thence proceed South 53° 47' 57" West along the Northerly shoreline of said lake for a distance of 75.24 feet; thence proceed North 28° 18' 36" West along the shoreline of said lake for a distance of 23.40 feet; thence proceed South 79° 04' 13" West along the shoreline of said lake for a distance of 29.30 feet; thence proceed South 01° 08' 39" West along the shoreline of said lake for a distance of 23.62 feet; thence proceed North 89° 12' 34" West along the Northerly shoreline of said lake for a distance of 66.41 feet; thence proceed North 86° 21' 25" West along the Northerly shoreline of said lake for a distance of 60.55 feet; thence proceed South 81° 50' 40" West along the Northerly shoreline of said lake for a distance of 37.69 feet; thence proceed North 49° 29' 31" West along the Northerly shoreline of said lake for a distance of 39.37 feet; thence proceed North 58° 54' 39" West along the Northerly shoreline of said lake for a distance of 100.65 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 1.71 acres.

ALSO:

Grantor grants to grantees, their successors and/or assigns and reserves into grantor and their successors and/or assigns the following non-exclusive easement:

A 30 FOOT INGRESS AND EGRESS EASEMENT being more particularly described as follows to-wit:
Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02° 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02° 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84° 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed North 84° 32' 29" East along the North boundary of said easement for a distance of 288.85 feet (set 1/2" rebar); thence proceed South 18° 04' 06" East for a distance of 21.91 feet; thence proceed South 84° 32' 29" West along the Southerly boundary of said easement for a distance of 308.98 feet; thence proceed South 73° 24' 51" West for a distance of 89.45 feet; thence proceed South 85° 18' 34" West for a distance of 165.30 feet to the point of beginning being the termination of said easement.



20130808000323290 2/3 \$206.00
Shelby Cnty Judge of Probate, AL
08/08/2013 01:06:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Richard Stockham & Carol Stockham
Mailing Address 19 Glenview Park
Birmingham AL 35205

Grantee's Name Leslie Summer Gannon, Lynn Summer Saville, Lori Summer McGrath
Mailing Address 245 Bream Cove Road
Columbiana AL 35051

Property Address 1476 Summer Drive
Columbiana, AL 35051

Date of Sale 8/6/13
Total Purchase Price \$ 185,000
Or
Actual Value \$ _____
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
Warranty Deed

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 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 8/6/2013

☐ Unattested
(verified by)

Print Connie Ray Stockham Richard J. Stockham III
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20130808000323290 3/3 \$206.00
Shelby Cnty Judge of Probate, AL
08/08/2013 01:06:43 PM FILED/CERT