

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Lewis E. Atchison
PO Box 362
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LEWIS E. ATCHISON, SR., A MARRIED MAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

LEWIS E. ATCHISON, SR. AND SARAH H. ATCHISON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ATCHISON LIVING TRUST, DATED JULY 16, 2013 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), an undivided one-third (1/3) interest which represents all of my interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit "A" which is incorporated herein by reference.

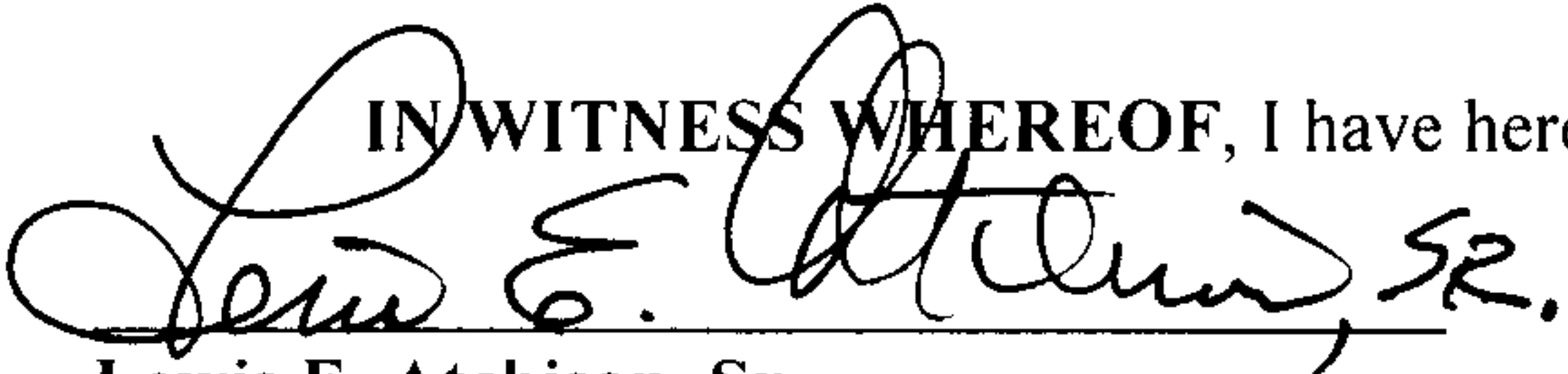
Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

The above described property does not constitute the homestead of the Grantor or the Grantor's Spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26 day of July, 2013.

Lewis E. Atchison, Sr.

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Lewis E. Atchison, Sr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.



Given my hand and official seal, this 26 day of July, 2013.

Notary Public
My Commission Expires: 10/1/2014

Exhibit "A"

A parcel of land in the Southeast quarter of the Southwest quarter of Section 23, and the North half of the Northwest quarter of Section 26, Township 21 South, Range 1 West being more particularly described as follows:

Commencing at the Northwest corner of said Section 26; thence North 89 degrees 31 minutes 55 seconds East, along the North line of said section, a distance of 1065.37 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", at the point of beginning; thence South 00 degrees 30 minutes 41 seconds West a distance of 479.88 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", on the North edge of the Norfolk and Southern Railroad right of way; thence North 56 degrees 09 minutes 14 seconds East along the North line of said railroad, a distance of 867.49 feet to a point; thence North 33 degrees 50 minutes 46 seconds West a distance of 50.00 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385"; thence North 56 degrees 09 minutes 14 seconds East, a distance of 172.44 feet to a point; thence North 42 degrees 06 minutes 21 seconds West a distance of 210.00 feet to a point; thence North 56 degrees 09 minutes 14 seconds East a distance of 210.00 feet to a point; thence South 42 degrees 06 minutes 21 seconds East a distance of 28.28 feet to a point; thence North 56 degrees 09 minutes 14 seconds East a distance of 100.00 feet to a point; thence North 46 degrees 32 minutes 38 seconds West a distance of 89.15 feet to a point; thence North 43 degrees 30 minutes 52 seconds West a distance of 104.51 feet to a point; thence South 46 degrees 34 minutes 53 seconds West a distance of 114.45 feet to a point; thence North 50 degrees 02 minutes 34 seconds West a distance of 85.00 feet to a point; thence North 58 degrees 31 minutes 34 seconds West a distance of 120.00 feet to a point; thence North 46 degrees 34 minutes 53 seconds East a distance of 210.00 feet to a point on the Southwest right of way of Depot Street; thence North 61 degrees 02 minutes 35 seconds West, along said right of way a distance of 541.18 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385" on the West line of the Southeast quarter of the Southwest quarter of Section 23; thence South 00 degrees 25 minutes 09 seconds West along said sixteenth section line, a distance of 1028.35 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", on the Southwest corner of said sixteenth section; thence South 89 degrees 31 minutes 55 seconds West, along the south line of Section 23, a distance of 251.97 feet to the Point of Beginning.

According to the survey of Sid Wheeler, dated September 29, 1998.


20130809000324620 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:43:56 AM 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 Lewis E. Atchison
Mailing Address PO Box 362
Columbiana, AL 35051

Grantee's Name the Atchison Living Trust
Mailing Address dated July 16, 2013
PO Box 362
Columbiana, AL 35051

Property Address 150 Industrial Pkwy
Columbiana, AL 35051

Date of Sale 07/16/2013
Total Purchase Price \$ 10,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130809000324620 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2013 10:43:56 AM FILED/CERT

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 7/16/2013

Print Lewis E. Atchison

Sign Lewis E. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1