

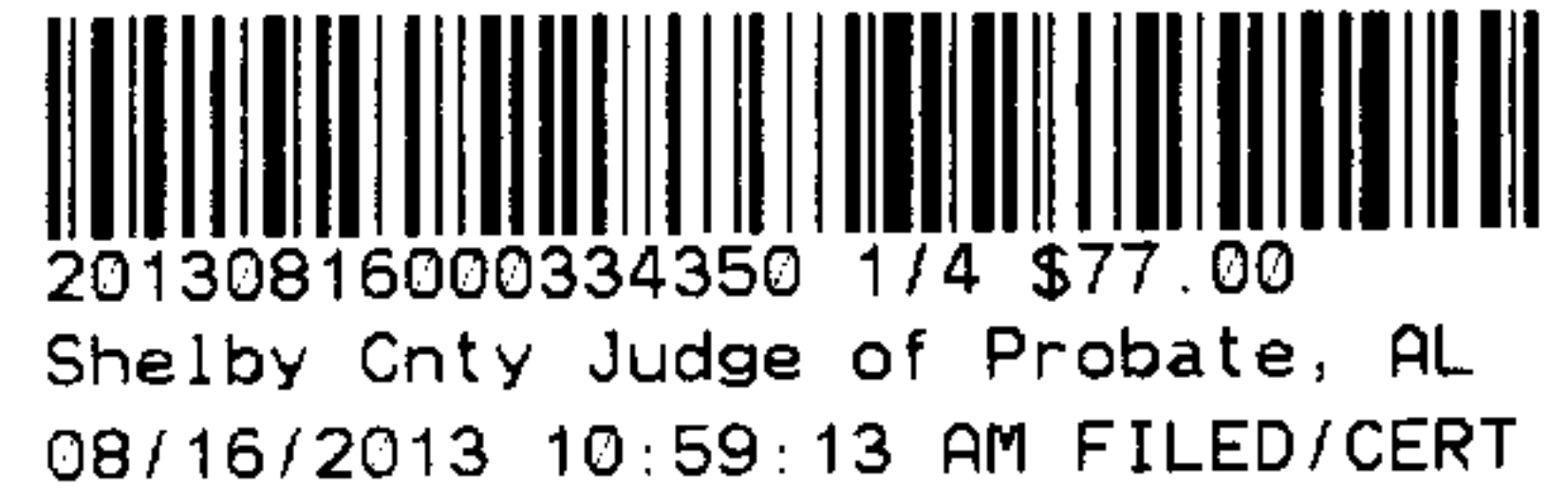
PREPARED BY:
William J. Trussell
Trussell, Funderburg, Rea & Bell, P.C.
1916 First Avenue, North
Pell City, Alabama 35125

SENT TAX NOTICE TO:
Joshua Hudson Dorrough
Melissa Erin Belflower

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-four Thousand and no/100 Dollars (\$54,000.00), to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we CHAD CAMP, a married man, and LYMAN A. LOVEJOY, a married man, (herein referred to as grantor whether one or more) do grant, bargain, sell and convey unto JOSHUA HUDSON DOROUGH, an unmarried man, and MELISSA ERIN BELFLOWER, an unmarried woman, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 19, Range 2 East, that lies South of Spring Creek and East of Baker's Spring Branch. Also, a parcel of land located in the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 16, Township 29, Range 2 East, described as follows: Beginning at the Northeast corner of said Section 16 and run thence South 87 degrees 30 minutes West for a distance of 261.4 feet; run thence South 2 degrees 30 minutes East to the North side of the Vincent Public Road; run thence in an Easterly direction along the North right of way line of Vincent Public Road to the point of intersection with the East line of Section 16; run thence North along the East line of said Section 16 to the point of beginning; all in said Section 16.

ALSO: A tract of land in the Northwest corner of Section 15, Township 19, Range 2 East, beginning at the Northwest corner of said Section 15 and run thence South to the North right of way line of the Vincent Public Road; run thence in an Easterly direction along the North right of way line of said Vincent Public Road a distance of 75 feet; run thence North and parallel with the West line of said Section 15 to the North line of said Section 15; run thence West along said North line for a distance of 75 feet to the point of beginning. All being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2013, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax: \$54.00

3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

4. Any portion of the subject property lying within a road right of way.

5. Rights of upper and lower riparian owners in and to the natural flow and use of water in creeks, streams, branches or navigable waters.

6. Easements, rights and privileges in favor of Alabama Power Company as recorded in Instrument No. 2001-10000, Probate Office, Shelby County Alabama.

The foregoing described property does not constitute any part of the homestead of the Grantors herein or that of their respective spouses.

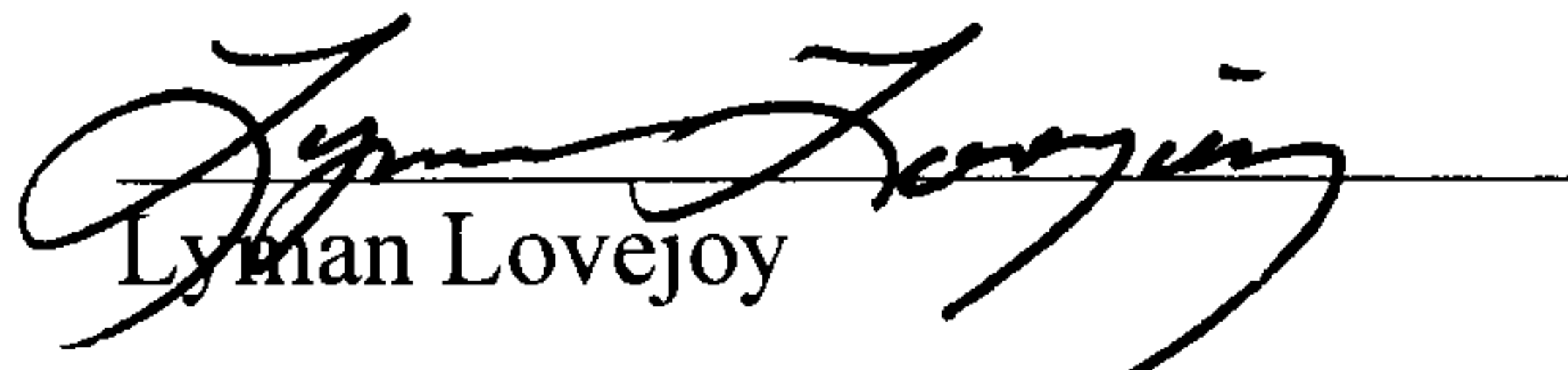
\$43,200.00 of the above recited consideration is paid by purchase money mortgage from Grantees herein to First South Farm Credit, ACA, executed simultaneously and dated of even date herewith.


TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 15th day of August, 2013.


Chad Camp


Lyman Lovejoy

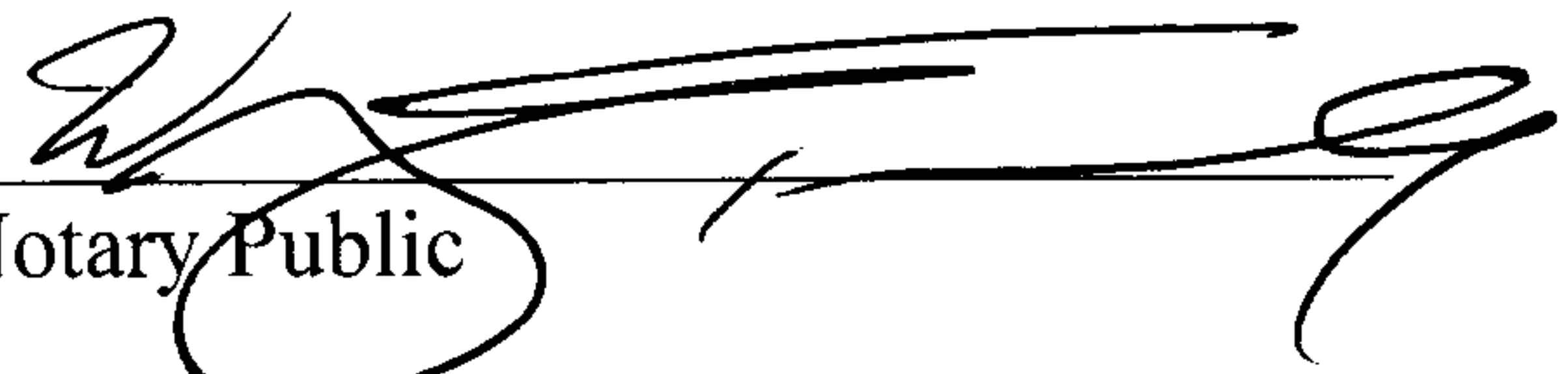

20130816000334350 2/4 \$77.00
Shelby Cnty Judge of Probate, AL
08/16/2013 10:59:13 AM FILED/CERT

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chad Camp, a married man, and Lyman Lovejoy, a married man, 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 15th day of August, 2013.


Notary Public

My Commission Expires: 5/3/14



20130816000334350 3/4 \$77.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Chad Camp
Mailing Address Lyman Lovejoy

Grantee's Name Joshua Hudson Dorrough
Mailing Address Melissa Erin Belflower

Property Address 31 Forensic Circle
Vincent, AL 35178

Date of Sale August 15, 2013

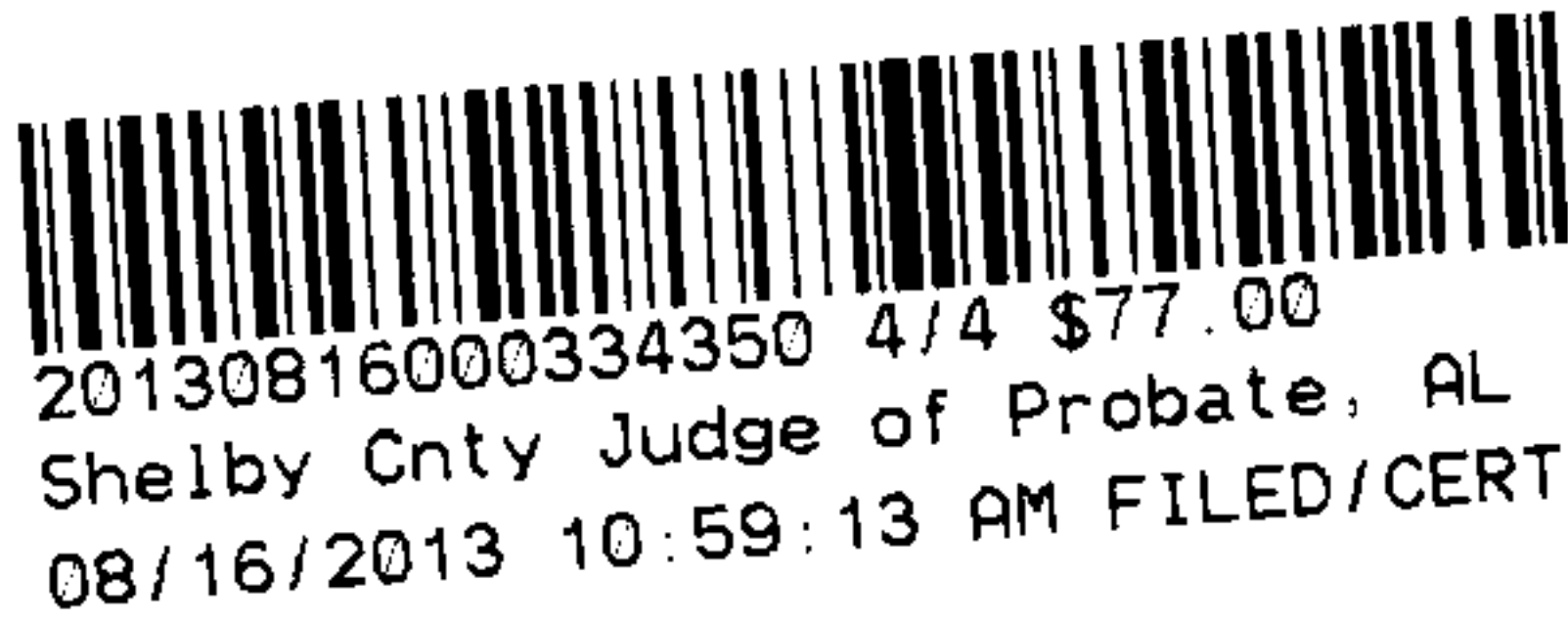
Total Purchase Price \$ \$54,000.00

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 8/15/13

Print Chad Camp

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one XXXX

Form RT-1