


This instrument was prepared by:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
LouGene, LLC
P.O. Box 627
Helena, Alabama 35080

GENERAL WARRANTY DEED


20130826000347020 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
08/26/2013 10:42:24 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of TWENTY NINE THOUSAND SIX HUNDRED TWENTY and 00/100 (\$29,620.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Karen B. Scott, A Single Woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **LouGene, LLC** (hereinafter referred to as GRANTEE), their heirs and assigns, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See attached "Exhibit A".

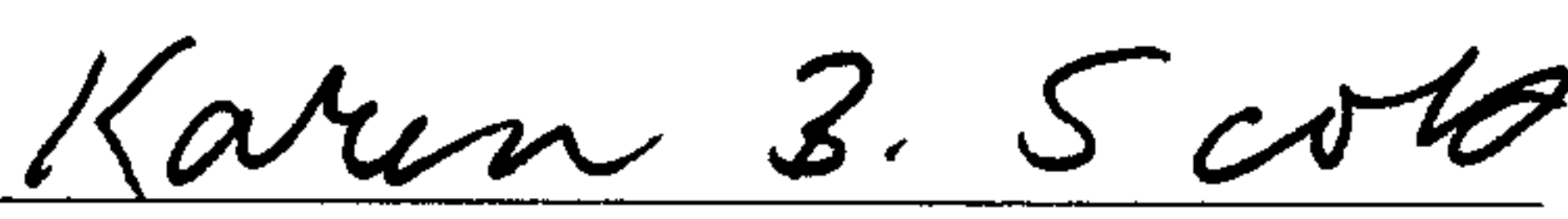
Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the sale GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the sale Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This description provided to D. Barron Lakeman by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of August, 2013.


Karen B. Scott

Shelby County, AL 08/26/2013
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Karen B. Scott**, whose name is 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of August, 2013.


Notary Public - Alabama State At Large
My Commission Expires
March 3, 2016


NOTARY PUBLIC

My Commission Expires: 3-3-16

EXHIBIT "A"

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed West for a distance of 460.13 feet; thence proceed North $29^{\circ} 46' 50''$ West for a distance of 127.30 feet (set $\frac{1}{2}''$ rebar) to the point of beginning. From this beginning point proceed South $44^{\circ} 46' 50''$ West for a distance of 113.92 feet (set $\frac{1}{2}''$ rebar) to a point Northerly right-of-way of Chandalar Drive; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve left having a delta angle of $05^{\circ} 43' 26''$ and a radius of 448.65 for a chord bearing and distance of North $58^{\circ} 15' 39''$ West, 44.80 feet to the P.T. of said curve, which is also the P.C. of a concave left having a delta angle of $19^{\circ} 13' 05''$ and a radius of 379.62 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of said curve for chord bearing and distance of North $71^{\circ} 15' 10''$ West, 126.74 feet to the P.T. of said curve and a rebar in place; thence proceed North $76^{\circ} 10' 48''$ West along the Northerly right-of-way of said road for a distance of 94.37 feet to a rebar in place being a point on the Easterly right-of-way of Chandalar Court; thence proceed North $12^{\circ} 32' 56''$ East along the Easterly right-of-way of said road for a distance of 25.20 feet to a rebar in place, said point being the P.C. of a concave curve right having a delta angle of $47^{\circ} 50' 21''$ and a radius of 195.55 feet; thence proceed Northeasterly along the Easterly right-of-way of said road for a chord bearing and distance of North $36^{\circ} 25' 14''$ East, 158.57 feet to a rebar in place being the P.T. of said curve; thence proceed North $60^{\circ} 17' 20''$ East along the Southerly right-of-way of said road for a distance of 121.24 feet to a $\frac{1}{4}''$ rebar in place being located on the Westerly right-of-way of a Alabama Power Company right-of-way; thence proceed South $29^{\circ} 46' 50''$ East along said right-of-way for a distance of 179.82 feet to a rebar in place; thence continue South $29^{\circ} 46' 50''$ East along said right-of-way for a distance of 70.20 feet to the point of beginning.


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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 Karen B. Scott
Mailing Address P.O. Box 627
Helena, AL 35080

Grantee's Name LouGene, LLC
Mailing Address P.O. Box 627
Helena, AL 35080

Property Address 1974 Chandalar Drive
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$29,620.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Tax Records
☐ Closing Statement

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 8/1/2013

Print Karen B. Scott

Unattested

(verified by)

Sign

Karen B. Scott

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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