

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Eighteen Thousand Five Hundred and No/100ths Dollars (\$18,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN W. FOSTER AND EARLINE G. FOSTER, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **MICHAEL G. LEE** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Harpersville, Shelby County, Alabama, to-wit:

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87 degrees 24' 04" W for a distance of 30.00 feet to a point; thence proceed S 03 degrees 13' 33" W for a distance of 1310.63 feet to a point; thence proceed S 51 degrees 11' 36" E for a distance of 54.21 feet to a 5/8" capped rebar in place (stamped SGI P.L.S. 19753); thence proceed S 87 degrees 54' 00" E a distance of 555.35 feet to a 1/2" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point proceed N 02 degrees 06' 00" E a distance of 233.65 feet to a 1/2" capped rebar set (stamped CA-615-LS); thence S 87 degrees 54' 00" E a distance of 196.00 feet to a 1/2" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence proceed southerly along said right of way the following courses: S 13 degrees 51' 17" W a distance of 17.57 feet to a 1/2" capped rebar in place (stamped P.L.S. 10559); thence S 07 degrees 38' 15" W a distance of 108.83 feet to a railroad spike in place; thence S 02 degrees 53' 35" E a distance of 108.54 feet to a fencepost in place; thence, leaving said right of way, proceed N 87 degrees 54' 00" W a distance of 191.37 feet, back to the point of beginning.

TITLE NOT EXAMINED BY PREPARER.

SUBJECT TO:

1. Taxes for the year 2013 and subsequent years.
2. Easements, restrictions, reservations, right(s)-of-way(s), limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.


\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

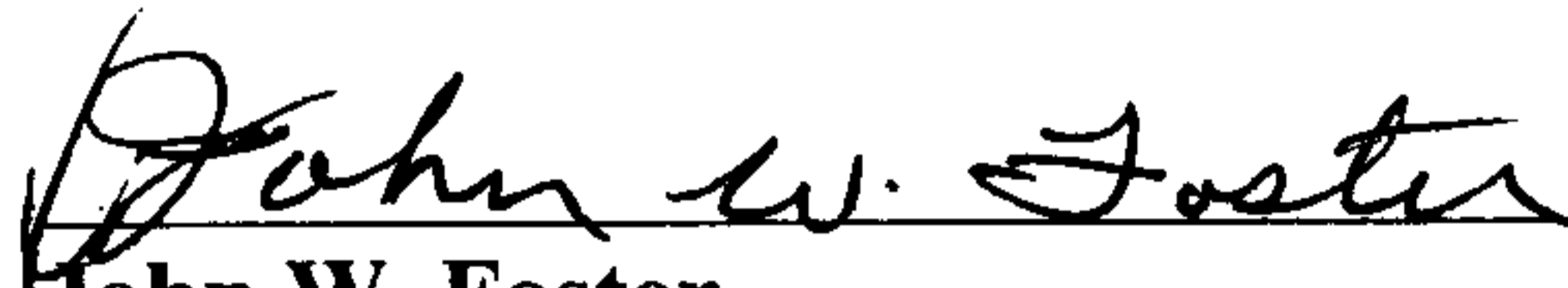
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.


In Witness Whereof, the said Grantors have set their hands and seals this 22nd day of August, 2013.




WITNESS



John W. Foster {L.S.}



WITNESS

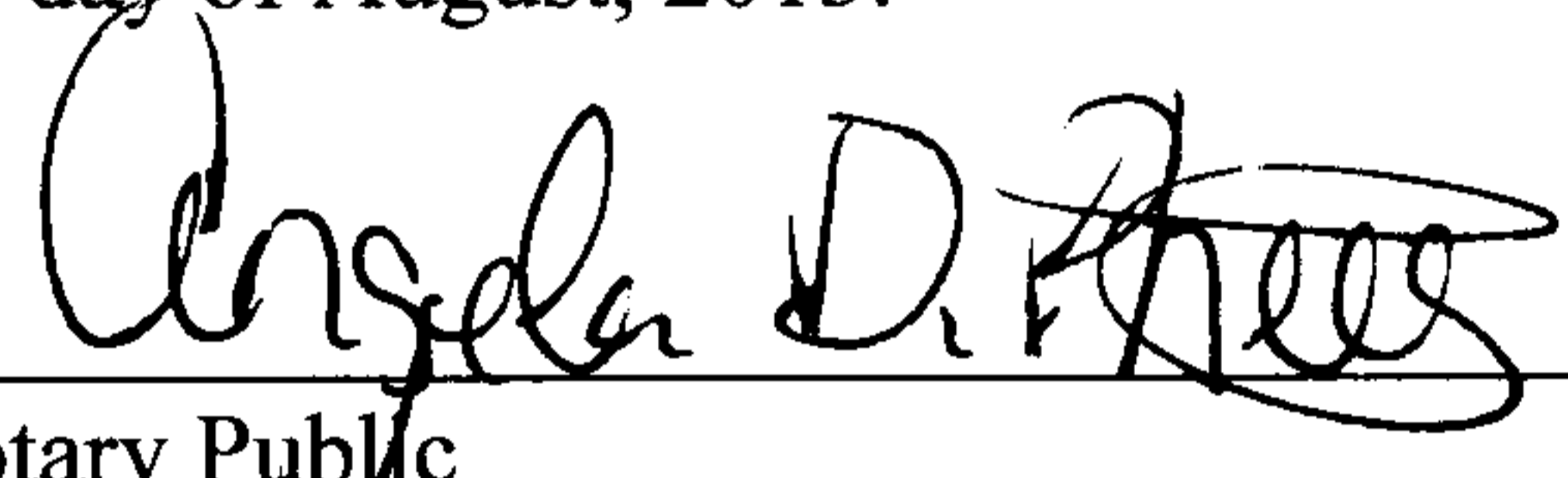


Earline G. Foster {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **John W. Foster and Earline G. Foster**, 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 seal this 22nd day of August, 2013.



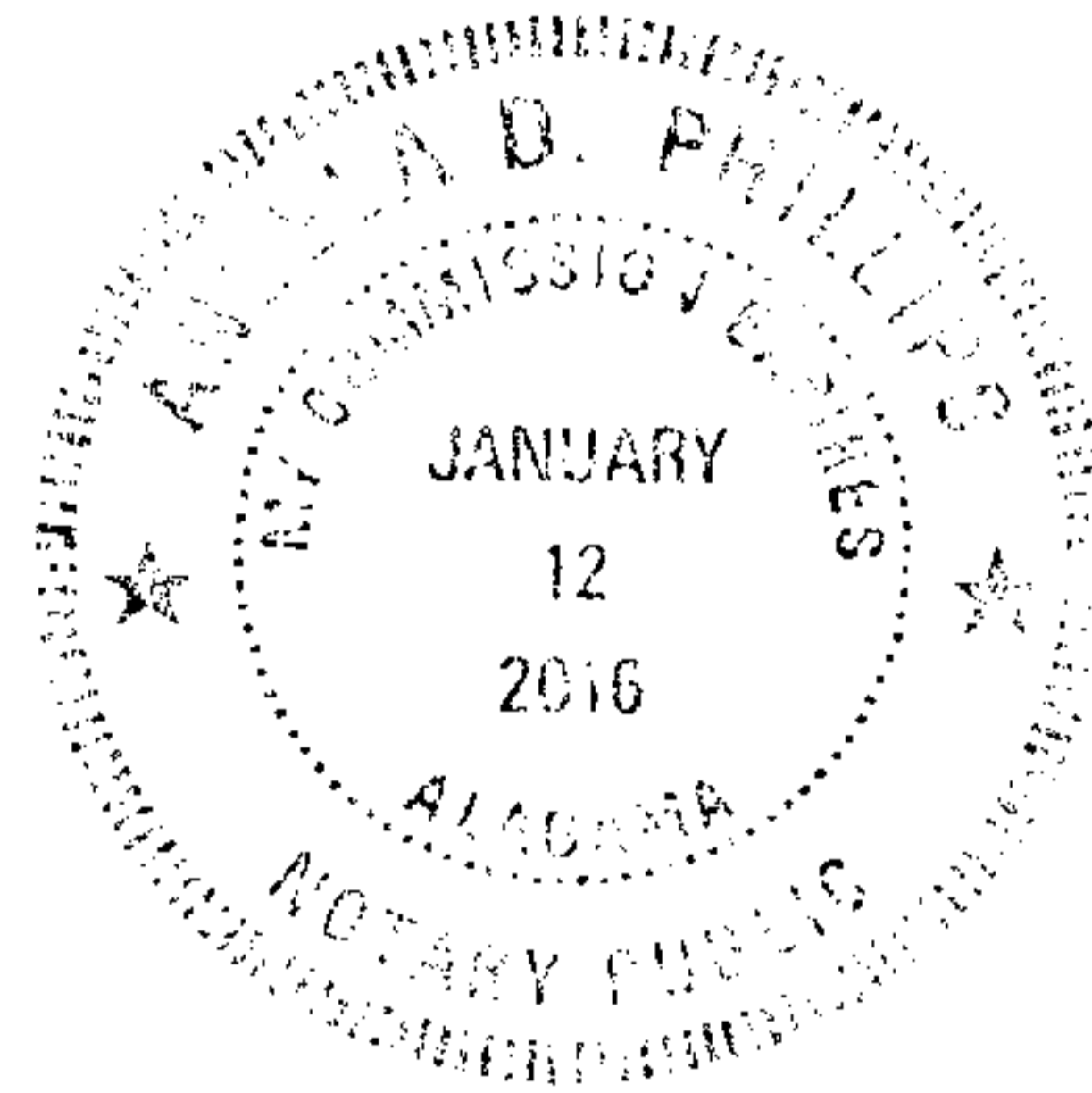
Notary Public
My commission expires 01/12/2016


GRANTEE'S MAILING ADDRESS:

Michael G. Lee
131 Singletree Road
Harpersville, AL 35078

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-08-3459




20130906000362350 2/3 \$38.50
Shelby Cnty Judge of Probate, AL
09/06/2013 08:53:16 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 John W. Foster and Earline G. Foster
Mailing Address 174 Singletree Road
Harpersville, AL 35078

Grantor's Name Michael G. Lee
Mailing Address 131 Singletree Road
Harpersville, AL 35078

Property Address 131 Singletree Road
Harpersville, AL 35078

Date of Sale 08/22/2013
Total Purchase Price \$18,500.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

___ Bill of Sale
___ Sales Contract
XX 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real personal being conveyed by the instrument offered for record.

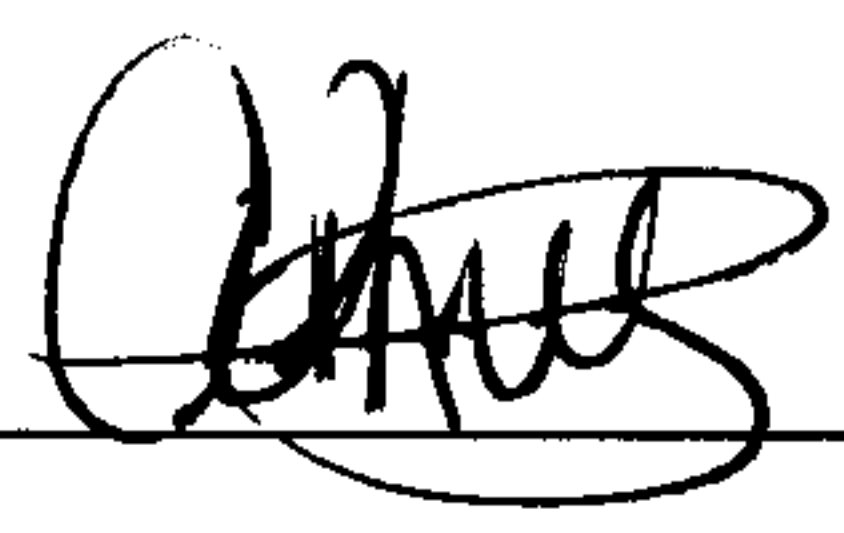
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record.

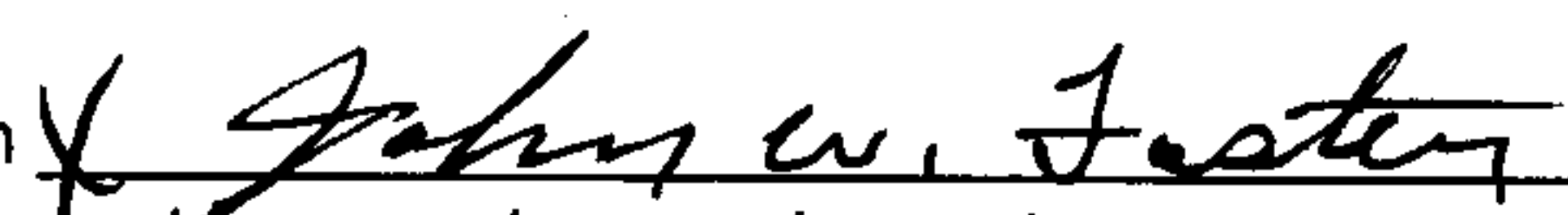
This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged 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 8/22/13

Print: John W. Foster

___ Unattested 

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



20130906000362350 3/3 \$38.50
Shelby Cnty Judge of Probate, AL
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