


This instrument prepared by:  
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Send Tax Bill to:  
Michael Jay Hooten  
Melinda J. Hooten

600 Paradise Cove Ln  
Wilsonville AL 35186

  
20130918000377520 1/5 \$152.50  
Shelby Cnty Judge of Probate, AL  
09/18/2013 12:14:00 PM FILED/CERT

THE STATE OF ALABAMA            )  
COUNTY OF SHELBY                )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of one thousand and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, **Jane White previously known as Jane M. Chambers and Jane Chambers**, a married woman, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Michael Jay Hooten and Melinda J. Hooten**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

**See attached Exhibit A**

**Source of title: Instruments numbered 1998-36063, 1999-28250 and 20060425000191610.**

**The grantor herein warrants that the land conveyed is not the homestead of the grantor nor is it the homestead of the grantor's spouse.**

**THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then 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.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

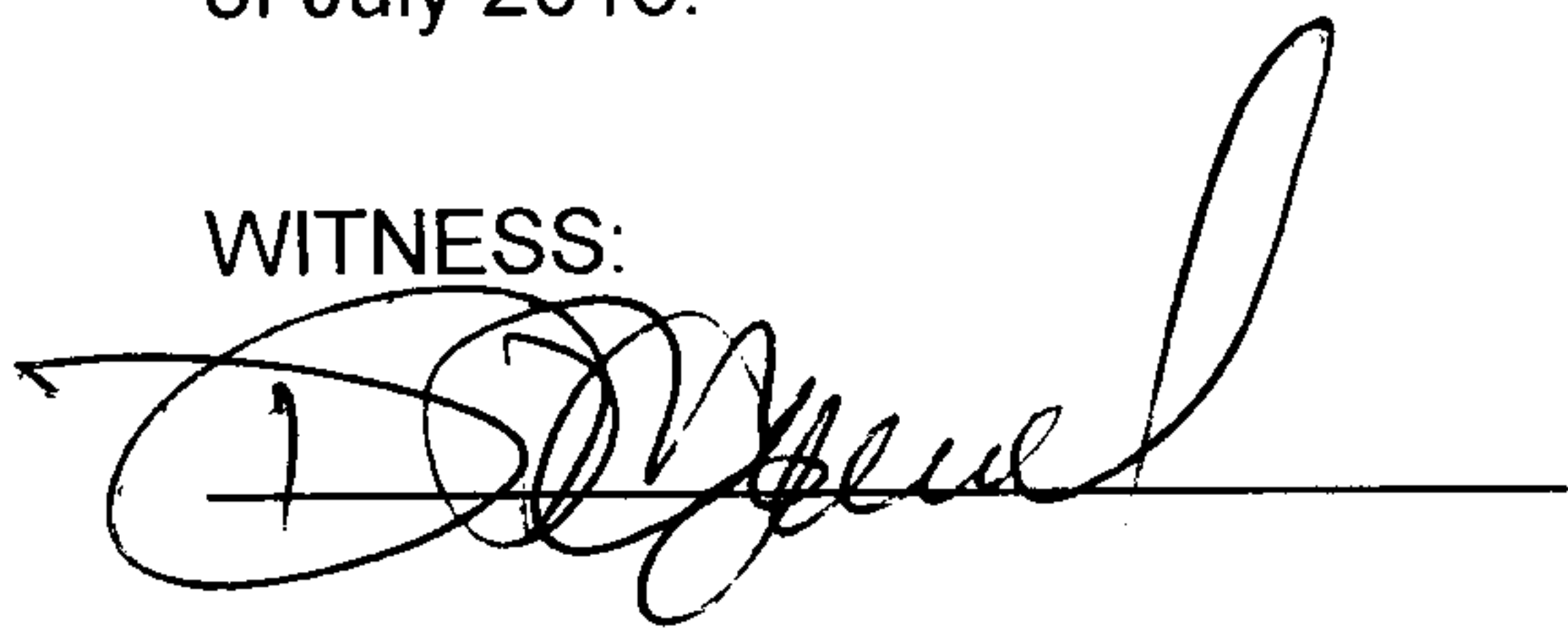
And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns

Shelby County, AL 09/18/2013  
State of Alabama  
Deed Tax: \$125.50

forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of July 2013.

WITNESS:



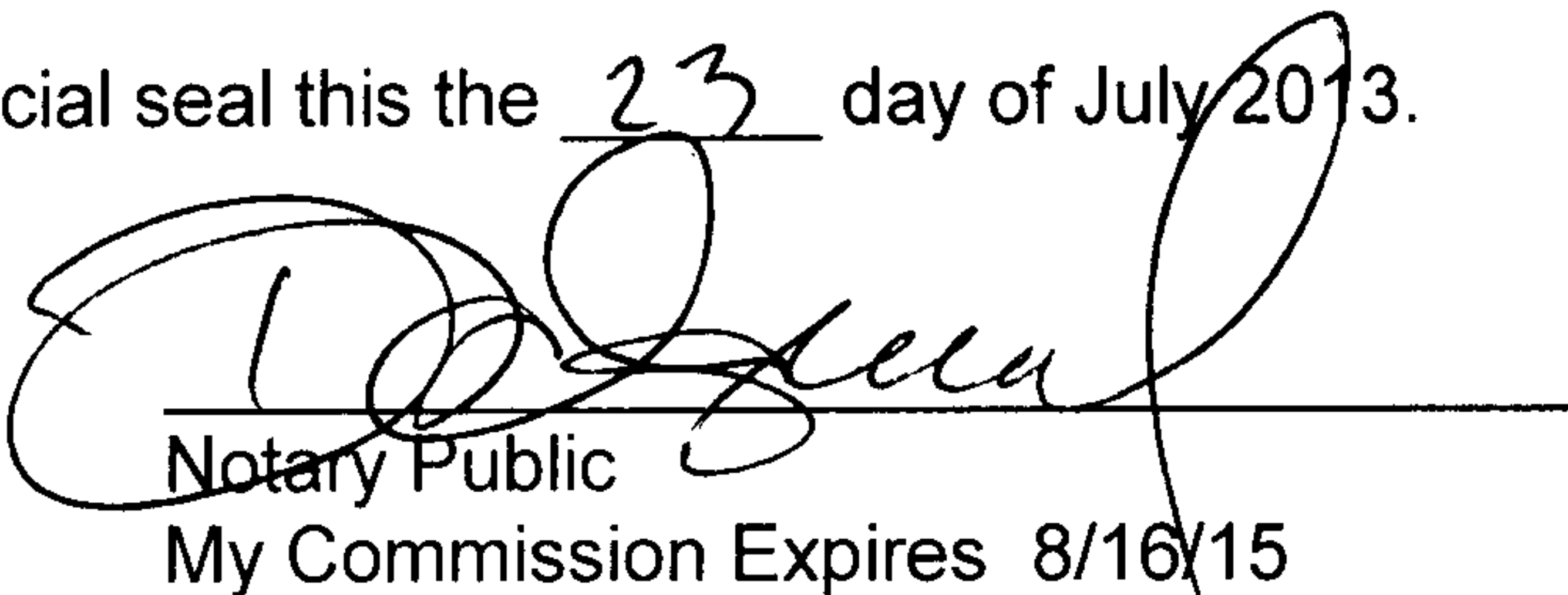
Jane White (L.S.)  
Jane White  
p/k/a Jane M. Chambers and  
p/k/a Jane Chambers

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

I, the undersigned authority, a Notary Public in and for said State and County, Jane White, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of July 2013.

SEAL



Notary Public  
My Commission Expires 8/16/15

REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:  
Jane White  
5428 Palomino Trail  
Birmingham, AL 35242

Grantee's Name and Mailing Address:  
Michael Jay Hooten  
Melinda J. Hooten  
600 Paradise Cove Ln  
Wilsonville, AL 35186

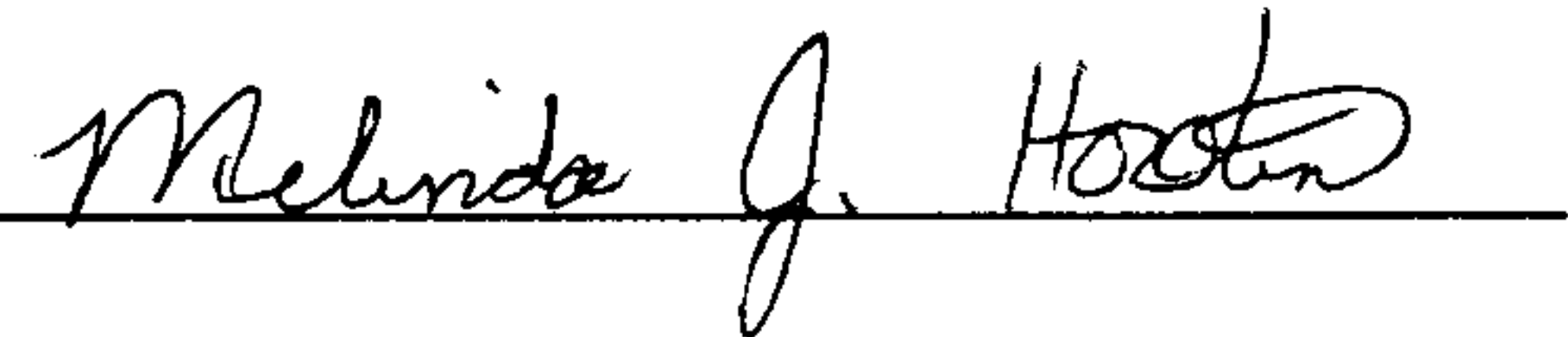
Property Address:  
600 Paradise Cove Ln  
Wilsonville, AL 35186

Date of Sale: 7-23-13  
Total Purchase Price: \$125,210.00

The purchase price or actual value claimed on this form can be verified in the Shelby County Revenue Commissioner's assessment.

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Melinda J. Hooten



Sworn to and subscribed before me on this the 23 day of July 2013.



Notary Public  
My commission expires: 8/16/15



EXHIBIT A

PAGE 1 OF 3

PARCEL 1

Commence at the NE corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 23, Township 21 South, Range 1 East; thence South 1 Deg. 22 Min. 37 Sec. East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 Deg. 22 Min. 37 Sec. East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn as angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 deg. 57 min. 48 Sec. West (MB) for a distance of 482.00 feet to the Point of Beginning; thence continue along last described course for a distance of 157.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to a point, being a point equidistant from the NW corner and SW corner of Grantor's land as described in Deed recorded in Real Book 041, Page 283, in the Probate Office of Shelby County, Alabama; thence turn left and run Easterly 160 feet along the centerline of an existing road or drive; thence turn left and run Northerly 150 feet, more or less to the point of beginning.

Subject to recorded and unrecorded easements, rights-of-way, and encumbrances.

**TOGETHER WITH AND INCLUDING** all improvements constructed upon, affixed to, or located upon the above described real property, including without limitation, the residential dwelling located hereon more particularly described as a "Manufactured Home", and which is hereby conclusively deemed to be real property, described as follows: Make: 1997 Redman Manufactured Home; Model: Brighton 28 X 80; Serial #14718890.


  
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EXHIBIT A

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PARCEL 2

The remaining part of a parcel of land in the southwest quarter of the southwest quarter of Section 23, Township 21 South, Range 1 East, being a part of the same land described in a deed to M.C. WILSON, recorded in Real Book 41, page 283, of the real property records of Shelby County, Alabama; said parcel of land being more particularly described as follows:

Commencing at a 1 1/2" pipe found at the northeast corner of the southwest quarter of the southwest quarter of said Section 26; thence South 00°43'13" East, along the East line of said Sixteenth Section a distance of 449.92 feet to a 1" rebar found; thence South 00°46'26" East a distance of 366.37 feet to the point of beginning; thence south 00°46'26" East a distance of 53.70 feet to a point; thence south 36°52'27" west a distance of 163.72 feet to a point; thence south 89°26'25" West, a distance of 188.80 feet to a point; thence north 20°49'57" West a distance of 121.32 feet to a point; thence North 77°29'10" East a distance of 337.47 feet to the point of beginning. The herein described parcel contains 0.925 acres of land.


  
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EXHIBIT A

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PARCEL 3

Commence at the NE corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 23, Township 21 South, Range 1 East; thence South 1 deg. 22 min. 37 sec. East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 deg. 22 min. 37 sec. East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn an angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 deg. 57 min. 48 sec. West (MB) for a distance of 639.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the point of beginning, being a point equidistant from the NW corner and SW corner of Grantor's land as described in deed recorded in Real Book 041, page 283, in the Probate Office of Shelby County, Alabama; thence continue Southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the SW corner of Grantors' said land (iron pin); thence proceed North 88 deg. 50 min. East (MB) for a distance of 195 feet; thence turn left and run Northerly to a point in the center of an existing road or drive which is 160 feet Easterly along said centerline from the point of beginning; thence turn left and run Westerly 160 feet along the centerline of said existing road to the point of beginning.

Subject to recorded and unrecorded easements, rights-of-way, and encumbrances.

LESS AND EXCEPT a portion in the NW corner reserved for a park. GRANTEE herein shall not lease or rent said property without prior written consent of GRANTOR.



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