

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Chase A. Lauzon
3961 Highway 61
Columbiana, AL 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20131028000425760 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
10/28/2013 12:30:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael Beasley and wife, Gloria Beasley, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chase A. Lauzon (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 28, Township 21 South Range 1 East; thence run west along the north line of said 1/4 - 1/4 section a distance of 1207.94 feet to a point on the west right of way line of Shelby County Highway No. 61; thence turn an angle of 74 deg. 56 min. to the left and run south along the west right of way line of said highway No.61 for a distance of 231.30 feet; thence turn an angle of 1 deg. 45 min, to the right and continue along said right of way for a distance of 88.01 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction a distance of 310.68 feet to a point; thence turn an angle of 72 deg. 46 min. to the right and run a distance of 420.00 feet to a point; thence turn an angle of 106 deg. 50 min. 57 sec. to the right and run a distance of 448.68 feet to a point; thence turn an angle of 92 deg. 19 min. 39 sec. to the right and run a distance of 404.38 feet to the point of beginning.

Said parcel of land is lying in the NE 1/4 of the SW 1/4, and the NW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 East.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Seven Thousand Seven Hundred Fifty And No/100 Dollars (\$137,750.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

FILE NO.: TS-1302039

Shelby County, AL 10/28/2013
State of Alabama
Deed Tax: \$7.50

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 25, 2013.

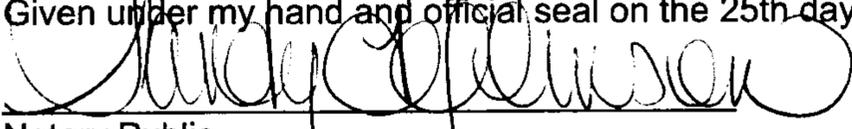

Michael Beasley

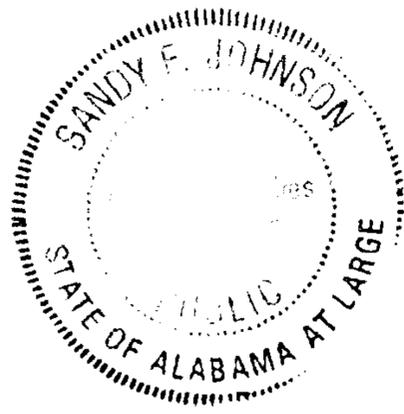
Gloria Beasley

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Beasley and Gloria Beasley, 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 on the day same bears date.

Given under my hand and official seal on the 25th day of October, 2013.


Notary Public
Commission Expires:



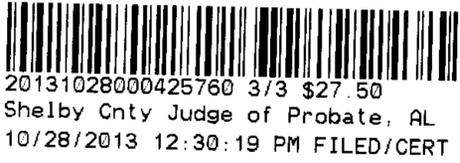

20131028000425760 2/3 \$27.50
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Real Estate Sales Validation Form

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

Grantor's Name Michael Beasley and Gloria Beasley Grantee's Name Chase A. Lauzon
Mailing Address 3961 Highway 61 Mailing Address 109 Autumn Place
Columbiana, AL 35051 Birmingham, AL 35242

Property Address 3961 Highway 61 Date of Sale October 25, 2013
Columbiana, AL 35051 Total Purchase Price \$145,000.00
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
X 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 - Michael Beasley and Gloria Beasley, 3961 Highway 61, Columbiana, AL 35051.

Grantee's name and mailing address - Chase A. Lauzon, 109 Autumn Place, Birmingham, AL 35242.

Property address - 3961 Highway 61, Columbiana, AL 35051

Date of Sale - October 25, 2013.

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 with 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: October 25, 2013

Signature of Chase A. Lauzon
Agent