

This Instrument Prepared By:
Foster D. Key, Attorney at Law
P.O. Box 360345
Birmingham, AL 35236

Send Tax Notice To:
Kimberly Finn
4390 Highway 83
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20131118000452340 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
11/18/2013 03:54:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Sixty Five Thousand and 00/100 Dollars (\$65,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, **SHERRI J. SUMNERS, AN UNMARRIED WOMAN CHARLES SHANE SUMNERS, A MARRIED MAN,*** (herein referred to as "GRANTORS") do grant, bargain, sell and convey unto **KIMBERLY FINN, JOHN D. ROBERSON AND CAROLYN ROBERSON** (herein referred to as "GRANTEES") the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

A part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commencing at the Northeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 15, and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 21.40 feet to the South right of way line of Shelby County Highway No. 85; thence turn an angle of 89 degrees 23 minutes to the right and run West along the South right of way line of said highway a distance of 850 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 200 feet along the East line of J.C. Gates lot to the point of beginning of lot herein described; thence continue South a distance of 120 feet to the North right of way line of street; then run in a Southeasterly direction along the North right of way line a distance of 91 feet to a point; then run in an Easterly direction a distance of 195 feet to a point; then run in a Northerly direction a distance of 150 feet to the Southeast corner of the H.E. Elliott lot; then run West along the South line of said lot a distance of 281.47 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, a part of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commencing at the Northeast corner of the Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 15, and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 21.40 feet to the South right of way line of Shelby County Highway No. 83; thence turn an angle of 89 degrees 23 minutes to the right and run West along the South right of way line of said highway a distance of 734.08 feet to the point of beginning of lot herein described; thence continue West along the South right of way line of said highway a distance of 115.92 feet; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 200 feet along East line of J.C. Gates lot; thence turn an angle of 90 degrees 00 minutes to the left and run East a distance of 127.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run North a distance of 186.61 feet; thence turn an angle of 39 degrees 37 minutes to the left and run a distance of 17.38 feet along the Southwest line of Vincent Housing Project land to the point of beginning. Situated in Shelby County, Alabama.

ALSO, commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 21.40 feet to the South right of way line of Shelby County Highway No. 83; thence turn an angle of 89 degrees 23 minutes to the right and run West along the South right of way line of said highway a distance of 734.08 feet; thence turn an angle of 129 degrees 37 minutes to the left and run a distance of 17.38 feet to the point of beginning; thence continue in the same direction a distance of 242.25 feet; thence turn an angle of 129 degrees 37 minutes to the right and run a distance of

154.47 feet to the Southeast corner of Howard Elliott lot; thence turn an angle of 90 degrees 00 minutes to the right and run along the East line of said lot a distance of 186.61 feet to the point of beginning. Situated in the Northwest ¼ of the Northeast ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama. Excepted herefrom is all real estate lying East of the West bank of Raley's Branch.

*subject property is not the homestead of the grantor or his spouse.

SUBJECT TO:

- 1. 2014 ad valorem taxes which are a lien but not yet due and payable until October 1, 2014.
- 2. Building and setback lines, restrictions, covenants and conditions of record.

\$ 52,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns forever.

And the said GRANTORS do, for themselves, their heirs and assigns, covenant with said GRANTEES, their 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 GRANTEES, their 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 13th day of November, 2013.

Charles Shane Sumners
 Charles Shane Sumners

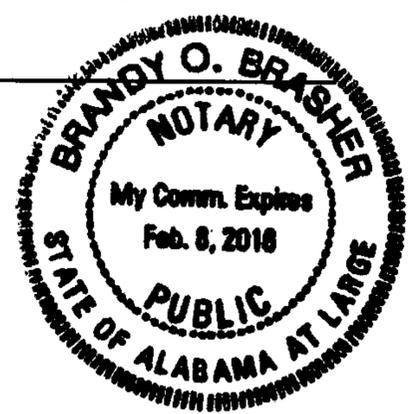
Sherri J. Sumners
 Sherri J. Sumners

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that Charles Shane Sumners and Sherri J. Sumners, 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 13th day of November, 2013.

Brandy O. Brasher
 Notary Public
 My commission expires _____



20131118000452340 2/3 \$34.00
 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 Charles Shane Sumners and
Mailing Address Sherri J. Sumners
4416 Welch Circle
Anniston, AL 36207

Grantee's Name Kimberly Finn, John D. Roberson
Mailing Address and Carolyn S. Roberson
122 Dixie Lane
Vincent, AL 35178

Property Address 4390 Highway 83
Vincent, AL 35178

Date of Sale 11-13-13
Total Purchase Price \$ 65,000.00
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
x Sales Contract
Closing Statement
Appraisal
Other

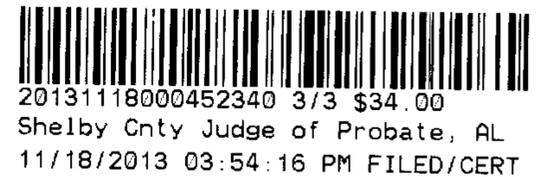
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 :



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

Print Charles Shane Sumners

Unattested

Sign Charles Shane Sumners (Grantor/Grantee/Owner/Agent)

Given under my hand and seal this 13 day of November 2013.
Notary Public: Brandy O. Brasher My Commission Expires: 2/8/16

