

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
BRIAN SMITH  
1013 BALDWIN LN.  
BIRMINGHAM, AL.  
35242

**WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (**\$195,000.00**), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Chandler Properties, LLC, herein referred to as Grantor, whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242 (whether one or more), grant, bargain, sell and convey unto Brian Lavon Smith, (herein referred to as Grantee, whether one or more) whose mailing address is 1013 BALDWIN LN. BIRMINGHAM, AL. 35242, the following described real estate, situated in Shelby County, Alabama, the address of which is WILSONVILLE, AL PARCEL ID# 07-4-18-0-000-002, to-wit:

Described on Schedule A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no assessments or dues owing any governmental or quasi governmental entity with respect to the property conveyed herein.

Randall H. Goggans is the authorized member of Grantor and is authorized to execute this conveyance.

\$156,000.00 of the consideration recited herein was derived from a purchase money mortgage to First South Farm Credit, a tax exempt entity.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 27 day of NOVEMBER, 2013.

Chandler Property, LLC


By: Randall H. Goggans  
Randall H. Goggans, Authorized Member

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Authorized Member of Chandler Property, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 27 day of NOVEMBER, 2013.

  
20131204000470690 1/4 \$218.00  
Shelby Cnty Judge of Probate, AL  
12/04/2013 03:06:52 PM FILED/CERT

[Signature]  
Notary Public  
My Commission Expires: 3-1-14

Shelby County, AL 12/04/2013  
State of Alabama  
Deed Tax: \$195.00



**SCHEDULE A**  
**(continued)**

**LEGAL DESCRIPTION**

A parcel of land situated in Section 18, Township 19 South, Range 2 East and being more particularly described as follows:

Begin at the NW corner of Section 18, Township 19 South, Range 2 East and run along the North line of said Section S 89°57'48" E 1326.96 feet to the NE Corner of the NW ¼ of the NW ¼ of said Section; thence run along the East line of said ¼ S 01°48'02" E 1339.45 feet to the SE corner of said ¼; thence run along the South line of said ¼ S 89°46'02" W 650.24 feet; thence run S 01°48'02" E 1341.19 feet to the south line of the SW ¼ of the NW ¼ of said section; thence run along said line S 89°36'55" W 646.93 feet to the SW corner of said ¼; thence run along the West line of said ¼ N 02°27'41" W 1343.41 feet to the NW corner of said ¼ and the SW corner of the NW ¼ of the NW ¼ of said Section; thence run along the West line of said ¼ N 02°23'56" W 1346.15 feet to the point of beginning.

Bearings are assumed from the East line of SMW Engineering Group, Inc. plat dated 4/4/07. This parcel also subject to a 30 foot access easement the boundary of which is described as follows:

Commence at the SW corner of the SW ¼ of the SW ¼ of Section 18, Township 19 South, Range 2 East and run along the South line of said ¼ N 89°36'55" E 401.71 feet to the point of beginning; thence run N 00°23'05" W 30.00 feet; thence run N 89°36'55" E 244.47 feet; thence run S 01°48'02" E 30.01 feet to the South line of said ¼; thence run along said South line S 89°36'55" W 245.21 feet to the point of beginning.

*TOGETHER WITH THE FOLLOWING NOW EXCLUSIVE EASEMENTS*  
EXISTING INGRESS/EGRESS & UTILITY EASEMENT 'A'

An easement being a portion of that certain tract of land as described In Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 at Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 23, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence S 02°52'53" W a distance of 1050.98 feet to a point; thence S 86°57'34" E a distance of 49.90 feet to a point; thence S 03°23'29" W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way N 79°48'37" W a distance of 100.27 feet; thence leaving said right-of-way N 03°22'32" E a distance of 1280.03 feet to a point; thence N 02°52'30" E a distance of 1051.46 feet to a 1/2' open top found in place at the southwest corner of the SE 1/4 of Section 13; thence N 2°09'45" W along the west line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence S



**SCHEDULE A**  
**(continued)**

74°20'51" E along said centerline 55.03 feet to a point; thence S 00°04'59" W a distance of 63.94 feet to the Point of Beginning.

**INGRESS/EGRESS & UTILITY EASEMENT 'B'**

An easement being a portion of that certain tract of land as described in Instrument No, 20071228000583290 in the Judge of Probate Office Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found; thence N 00°04'59" E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 89°55'01" E a distance of 151.87 feet to a point; thence N 42°44'37" E a distance of 99.53 feet to a point; thence N 62°02'29" E a distance of 251.31 feet to a point; thence N 53°47'07" E a distance of 181.06 feet to a point; thence N 45°10'41" E a distance of 229.78 feet to a point; thence N 33°15'26" E a distance of 85.00 feet to a point; thence N 34°59'01" E a distance of 105.62 feet to a point; thence N 52°09'05" E a distance of 65.55 feet to a point; thence N 76°13'00" E a distance of 97.03 feet to a point; thence N 37°09'15" E a distance of 149.46 feet to a point; thence N 42°30'04" E a distance of 116.85 feet to a point; thence N 53°00'17" E a distance of 189.48 feet to a point; thence N 64°36'47" E a distance of 288.93 feet to a point; thence N 67°59'49" E a distance of 336.73 feet to a point; thence N 80°23'44" E a distance of 93.78 feet to a point; thence S 82°47'47" E a distance of 68.78 feet to a point; thence S 63°26'42" E a distance of 129.14 feet to a point; thence N 88°39'43" E a distance of 50.21 feet to a point; thence S 81°24'47" E a distance of 79.01 feet to a point; thence N 56°47'35" E a distance of 43.76 feet to a point; thence N 26°26'46" E a distance of 75.78 feet to a point; thence N 10°01'16" E a distance of 12.99 feet to a point; thence N 24°57'02" E a distance of 76.29 feet to a point; thence N 06°14'52" W a distance of 106.75 feet to a point; thence N 23°47'56" W a distance of 66.02 feet to a point; thence N 12°29'47" W a distance of 68.25 feet to a point; thence N 11°26'45" W a distance of 88.80 feet to a point; thence N 33°55'10" W a distance of 35.47 feet to a point; thence N 63°19'56" W a distance of 79.17 feet to a point; thence N 42°54'34" W a distance of 50.20 feet to a point; thence N 22°19'54" W a distance of 57.42 feet to a point; thence N 17°16'44" E a distance of 112.67 feet to a point; thence N 71°34'18" E a distance of 51.09 feet to a point; thence N 68°05'58" E a distance of 34.86 feet to a point; thence N 29°50'58" E a distance of 205.59 feet to a point; thence N 52°44'49" E a distance of 289.89 feet to a point; thence N 53°51'28" E a distance of 350.78 feet to a point; thence N 42°25'04" E a distance of 67.77 feet to a point; thence N 03°15'16" E a distance of 53.42 feet to the Point of Ending lying on the Northern line of that certain tract of land.



**Real Estate Sales Validation Form**

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

Grantor's Name

Chandler Property, LLC

Mailing Address

228 Hawthorn Street

Birmingham, AL 35242

Property Address

WILSONVILLE, AL

PANOR 10 07-4-18-0-000-002

Grantee's Name

Brian Lavon Smith

Mailing Address

1013 BALDWIN LANE  
BIRMINGHAM, AL. 35242

Date of Sale

November 27, 2013

Total Purchase Price \$195,000.00

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 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 11.27.13

Print JAMES F. BURFORD III

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford, III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of November, 2013.

[Signature]  
Notary Public

My Commission Exp. 10.22.14

