

**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

Jeff J. Callicott
Alabama Power Company
P. O. Box 2641
Birmingham, Alabama 35291

SEND TAX NOTICE TO:

Alabama Power Company
P. O. Box 2641
Birmingham, Alabama 35291
Attention: Ad Valorem Taxes

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand and No/100 (\$60,000.000) dollars and other good and valuable consideration in hand paid to **Tammy Davis, as Personal Representative of the Estate of Helen L. Posey, deceased, Probate Case #PR-2010-000427 and David Kelow, as Individual of the Estate of Helen L. Posey, deceased, Probate Case #PR-2010-000427** (the "Grantors"), the receipt whereof is hereby acknowledged, Grantors grant, bargain, sell and convey, unto **ALABAMA POWER COMPANY**, an Alabama corporation ("Grantee"), the real property described on **Exhibit A**, attached hereto and made a part hereof together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And said Grantor does for itself, its heirs, personal representatives, successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that the premises is free from all encumbrances except as herein stated, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Helen Posey was the surviving grantee of that certain deed recorded in Deed Book 289, Page 80, the other grantee, Willie Posey, having died on or about 10-9-2002.

IN WITNESS WHEREOF, said Grantor, has hereunto caused this instrument to be executed effective as of the 6TH day of DECEMBER, 2013.

Shelby County, AL 12/06/2013
State of Alabama
Deed Tax: \$60.00

GRANTORS:

Tammy Davis Key
Estate of Helen L. Posey, deceased
By: Tammy Davis KEY AS: TAMMY DAVIS
Its: Personal Representative

David Kelow
Estate of Helen L. Posey, deceased
By: David Kelow
Its: Individual

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jeff J. Callicott, a Notary Public in and for said County in said State, hereby certify that **Tammy Davis**, whose name as **PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN L. POSEY, deceased**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such **PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN L. POSEY, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6TH day of DECEMBER, 2013


NOTARY PUBLIC

My Commission Expires: 12-05-2015

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jeff J. Callicott, a Notary Public in and for said County in said State, hereby certify that **Davis Kelow**, whose name as **INDIVIDUAL OF THE ESTATE OF HELEN L. POSEY, deceased** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such **HEIR OF THE ESTATE OF HELEN L. POSEY, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6TH day of DECEMBER, 2013.


NOTARY PUBLIC

My Commission Expires: 12-05-2013



20131206000472520 2/6 \$90.00
Shelby Cnty Judge of Probate, AL
12/06/2013 12:23:02 PM FILED/CERT

Exhibit A

**Boundary Description
Shelby County, Alabama
Township 20 South, Range 02 East
Section 31**

**Parcel #1
State of Alabama Property**

Boundary Description
Shelby County, Alabama
Section 31
Township 20 South, Range 02 East

A parcel of land located in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Northeast corner of Section 31, Township 20 South, Range 02 East, marked by a found 1 1/2 inch capped pipe; thence South 00°55'45" West a distance of 157.39 feet along the east line of said Section 31 to a point on the southeasterly right-of-way line of Alabama State Highway #25 (having a 66 foot right of way), marked by a found 1 1/2 inch capped pipe, said point being the Point of Beginning of the parcel of land hereinafter described; thence continue the same bearing a distance of 420.00 feet along the east line of said Section 31 to a found 5/8" capped rebar stamped "APCO"; thence leaving the east line of said Section 31 and run South 64°30'00" West a distance of 210.00 feet to a set 5/8 inch capped rebar stamped "APCO"; thence North 00°56'07" East a distance of 419.60 feet to a point on the southeasterly right-of-way line of said Alabama State Highway #25, marked by a set 5/8 inch capped rebar stamped "APCO"; thence North 64°24'06" East a distance of 210.20 feet along said right-of-way to the point of beginning.

All bearings based on Alabama State Plane West Zone Grid North.

Said parcel subject to a portion of an existing 125 feet in width Alabama Power Company Transmission Line Right of Way .

Said parcel of land containing 1.81 acres, more or less.

Situated, lying, and being in Shelby County, Alabama.

Parcel #2
Posey Property

Boundary Description
 Shelby County, Alabama
 Section 31
 Township 20 South, Range 02 East

A parcel of land located in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Northeast corner of Section 31, Township 20 South, Range 02 East, marked by a found 1 1/2 inch capped pipe; thence South 00°55'45" West a distance of 157.39 feet along the east line of said Section 31 to a point on the southeasterly right-of-way line of Alabama State Highway #25 (having a 66 foot right of way), marked by a found 1 1/2 inch capped pipe; thence leaving the east line of said Section 31 and run South 64°24'06" West a distance of 210.20 feet along said southeasterly right-of-way line of Alabama State Highway #25 to a set 5/8 inch capped rebar stamped "APCO", said point being the Point of Beginning of the parcel of land hereinafter described; thence leaving said southeasterly right-of-way and run South 00°56'07" West a distance of 419.60 feet to a set 5/8 inch capped rebar stamped "APCO" thence South 64°30'00" West a distance of 210.00 feet to a found 5/8 inch capped rebar stamped "APCO"; thence North 00°55'45" East a distance of 252.50 feet to a found 5/8 inch capped rebar stamped "APCO"; thence continue the same bearing a distance of 166.68 feet to a point on the southeasterly right-of-way line of said Alabama State Highway #25, marked by a set 5/8 inch capped rebar stamped "APCO"; thence North 64°24'06" East a distance of 210.20 feet along said right-of-way to the point of beginning.

All bearings based on Alabama State Plane West Zone Grid North.

Said parcel subject to a portion of an existing 125 feet in width Alabama Power Company Transmission Line Right of Way .

Said parcel of land containing 1.81 acres, more or less.

Situated, lying, and being in Shelby County, Alabama.



Parcel #3
State of Alabama Property

Boundary Description
 Shelby County, Alabama
 Section 31
 Township 20 South, Range 02 East

A parcel of land located in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Northeast corner of Section 31, Township 20 South, Range 02 East, marked by a found 1 1/2 inch capped pipe; thence South 00°55'45" West a distance of 157.39 feet along the east line of said Section 31 to a point on the southeasterly right-of-way line of Alabama State Highway #25 (having a 66 foot right of way), marked by a found 1 1/2 inch capped pipe; thence leaving the east line of said Section 31 and run South 64°24'06" West a distance of 210.20 feet along said southeasterly right-of-way line of Alabama State Highway #25 to a set 5/8 inch capped rebar stamped "APCO"; thence continue the same bearing along said right-of-way a distance of 210.20 feet to a set 5/8 inch capped rebar stamped "APCO", said point being the Point of Beginning of the parcel of land hereinafter described; thence leaving said southeasterly right-of-way and run South 00°55'45" West a distance of 166.68 feet to a found 5/8 inch capped rebar stamped "APCO"; thence South 64°14'40" West a distance of 266.00 feet to a found 5/8 inch capped rebar stamped "APCO"; thence North 00°55'45" East a distance of 167.50 feet to a point on the southeasterly right-of-way line of said Alabama State Highway #25, marked by a found 5/8 inch capped rebar stamped "APCO"; thence North 64°24'06" East a distance of 265.63 feet along said southeasterly right-of-way to the point of beginning.

All bearings based on Alabama State Plane West Zone Grid North.

Said parcel of land containing 0.91 acres, more or less.

Situated, lying, and being in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Tammy Davis KEY</u>	Grantee's Name	<u>Alabama Power Company</u>
Mailing Address	<u>115 GWIN AVE</u> <u>HUNTERDOW AL</u> <u>35023</u>	Mailing Address	<u>P.O. Box 2641</u> <u>Birmingham, AL 35291</u>
Property Address	<u>32300 HWY 25 N</u> <u>WILSONVILLE AL</u> <u>35186</u>	Date of Sale	_____
		Total Purchase Price	<u>\$ 60,000.00</u>
		or	
		Actual Value	<u>\$ _____</u>
		or	
		Assessor's Market Value	<u>\$ _____</u>

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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement | |

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.

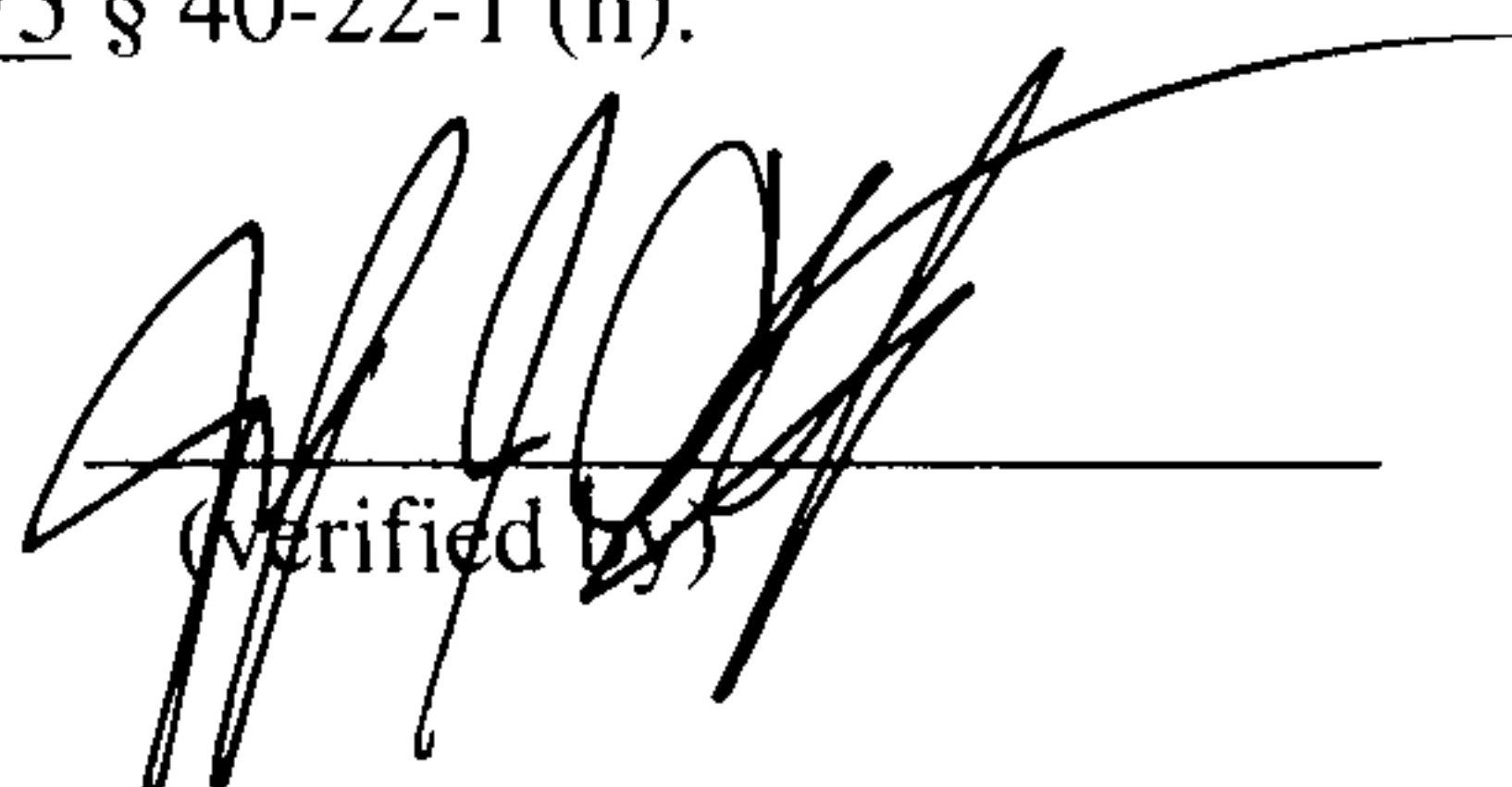
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Code of Alabama 1975 § 40-22-1 (h).

Date: _____

____ Unattested


(Verified by)

Print Tammy Davis KEY

Sign Tammy Davis Key
Grantor



20131206000472520 6/6 \$90.00
Shelby Cnty Judge of Probate, AL
12/06/2013 12:23:02 PM FILED/CERT

Form RT-1