

This Instrument Prepared By:

Thomas E Thornton

Union State Bank

3437 Lorna Road

Birmingham, Alabama 35216

Who makes no representation as to

Status of title or to matters which

Would be disclosed by a current survey

Send Tax Notice To:

Chappell Enterprises and Properties LLC

324 Branch Lake Rd

Columbiana, AL. 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Eighteen Thousand dollars and 00/100 Dollars (\$18,000.00) and other good and valuable consideration paid to **Union State Bank**, (hereinafter referred to as "Grantor"). By **Chappell Enterprises and Properties LLC**. (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof is hereby acknowledged, the undersigned GRANTOR does grant, bargain, sell and convey unto GRANTEE the following described real property situated in St. Clair County, Alabama, to-wit:

Lot 187 according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, page 81 in the Office of the Judge of Probate of Shelby County, AL

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower, and The right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

This conveyance is further subject to the outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservation of record that apply to the hereinabove described real property. By acceptance of this deed, GRANTEE acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without any warranty as to condition, use, habitability, adverse claim and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premise, together with the appurtenances, unto the said GRANTEE, its successors or assigns forever, together with every contingent remainder and right of reversion. GRANTOR makes no warranty or covenant respecting the nature or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered a lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR and expressly disclaims any further warranties or covenants.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 22nd day of November, 2013

20131226000490920 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:24:03 PM FILED/CERT

GRANTOR:

Union State Bank

By: Thomas E Thornton

Its: Assistant Vice President

STATE OF ALABAMA)

Jefferson COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E Thornton, whose name as Assistant Vice President of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 22nd day of November, 2013.

Thomas E Thornton
My Commission Exp. 2/10/15

Notary Public

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>UNION STATE BANK</u>	Grantee's Name	<u>CHAPPELL ENTERPRISES AND PROPERTIES, LLC</u>
Mailing Address	<u>2019 COGSWELL AVE</u> <u>PELL CITY, AL 35125</u>	Mailing Address	<u>324 BRANCH LAKE DRIVE</u> <u>COLUMBIANA, AL 35080</u>
Property Address	<u>187 MAYFLOWER CIRCLE</u> <u>MONTEVALLO, AL 35115</u>	Date of Sale	<u>December 12, 2013</u>
		Total Purchase Price	<u>\$18,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



20131226000490920 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:24:03 PM FILED/CERT

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 in Code of Alabama 1975 § 40-22-1 (h).

Date December 12, 2013

Print Malcolm S. McLeod

☐ Unattested

(verified by)
My Commission Expires
3/8/14

Sign

(Grantor/Grantee/Owner/Agent) circle one