This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Katelin Michelle Minor

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

20140103000004490 1/3 $31.50
Shelby Cnty Judge of Probate, AL
01/03/2014 03:09:33 PM FILED/CERT

That in consideration of Eighty Seven Thousand dollars and Zero cents ($87,000.00) to the undersigned grantor, FHL Manufactured Homes, LLC a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Katelin Michelle Minor and Grant Koby Dunham (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

$75,852.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Aaron Waters, its General Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December, 2013.

FHL Manufactured Homes, LLC

By: _____

BY: Aaron Waters
AS: General Manager

STATE OF Alabama

}

COUNTY OF

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Aaron Waters whose name as General Manager of FHL Manufactured Homes, LLC, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of December, 2013.

My Commission Expires: _____ Notary Public

My Commission Expires
10-1-2016

Shelby County, AL 01/03/2014
State of Alabama
Deed Tax:$11.50

EXHIBIT A

Commence at the NE corner of the SW ¼ of the SW 1/4 , Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 86 degrees 52 minutes 28 seconds West, a distance of 1339.85 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 131.48 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 790.35 feet to the point of beginning; thence continue along the last described course, a distance of 134.31 feet; thence North 89 degrees 05 minutes 22 seconds East, a distance of 291.24 feet to the approximate center of a ditch, all further calls will be down center of ditch until otherwise noted; thence South 15 degrees 22 minutes 12 seconds, a distance of 28.83 feet; thence South 24 degrees 46 minutes 08 seconds West, a distance of 18.73 feet; thence South 55 degrees 46 minutes 20 seconds East, a distance of 17.80 feet; thence South 78 degrees 34 minutes 08 seconds East, a distance of 76.69 feet; thence South 28 degrees 18 minutes 58 seconds East, a distance of 24.43 feet; thence South 46 degrees 12 minutes 41 seconds East, a distance of 29.60 feet; thence South 55 degrees 55 minutes 35 seconds East, a distance of 39.05 feet; thence South 85 degrees 42 minutes 02 seconds East, a distance of 109.72 feet; thence South 60 degrees 12 minutes 28 seconds East, a distance of 42.80 feet; thence South 18 degrees 25 minutes 17 seconds East, a distance of 19.16 feet to the right of way of Shelby County Highway 56; thence South 89 degrees 57 minutes 03 seconds West and leaving said center of ditch and along said right of way line, a distance of 233.11 feet to a curve to the right, having a radius of 576.00 feet, a central angle of 05 degrees 08 minutes 27 seconds, and subtended by a chord which bears North 87 degrees 38 minutes 48 seconds West, and a chord distance of 51.66 feet; thence along the arc of said curve and said right of way line, a distance of 51.68 feet; thence North 85 degrees 04 minutes 35 seconds West and along said right of way line, a distance of 33.25 feet to a curve to the right, having a radius of 976.00 feet, a central angle of 03 degrees 34 minutes 15 seconds and subtended by a chord which bears North 83 degrees 48 minutes 04 seconds West, and a chord distance of 60.82 feet; thence along the arc of said curve and along said right of way line, a distance of 60.83 feet; thence North 82 degrees 01 minutes 00 seconds West and along said right of way line, a distance of 56.72 feet to a curve to the left, having a radius of 2024.00 feet, a central angle of 04 degrees 29 minutes 57 seconds, and subtended by a chord which bears North 84 degrees 49 minutes 46 seconds West, and a chord distance of 158.90 feet; thence along the arc of said curve and said right of way line, a distance of 158.94 feet; thence North 87 degrees 04 minutes 45 seconds West and along said right of way line, a distance of 14.96 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated January 9, 2013.

20140103000004490 2/3 $31.50
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 FHL
Mailing Address 5017 Skyland Blvd. E
Tuscaloosa, AL 35405

Grantee's Name Katelin Minor
Mailing Address 2245 Hwy 56
Columbiana, AL 35051

Property Address 2245 Hwy 56
Columbiana AL
35051

Date of Sale 12-27-2013
Total Purchase Price $ 87,000.00
Or
Actual Value $ _____
Or
Assessors 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
_____ 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

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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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12-27-13

Print Mike T Atchison

____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

20140103000004490 3/3 $31.50
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