

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822, Columbiana AL 35051

Send Tax Notice to:  
Edwin B. Lumpkin Jr.  
100 Metro Parkway  
Pelham AL 35124

**STATUTORY WARRANTY DEED (CORPORATION)**

State of Alabama       )  
SHELBY COUNTY)

***KNOW ALL MEN BY THESE PRESENTS:***

That in consideration of **EIGHT HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$850,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **FIRST UNITED SECURITY BANK** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **EDWIN B. LUMPKIN JR.**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

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

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, by its SR. VICE PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal this 25<sup>th</sup> day of MARCH, 2014.

**FIRST UNITED SECURITY BANK**

*Dan McArthur*  
By: Dan McArthur  
Title: Sr. Vice President

State of ALABAMA)  
SHELBYCounty)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dan McArthur, whose name as Sr. Vice President of First United Security Bank, 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 the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

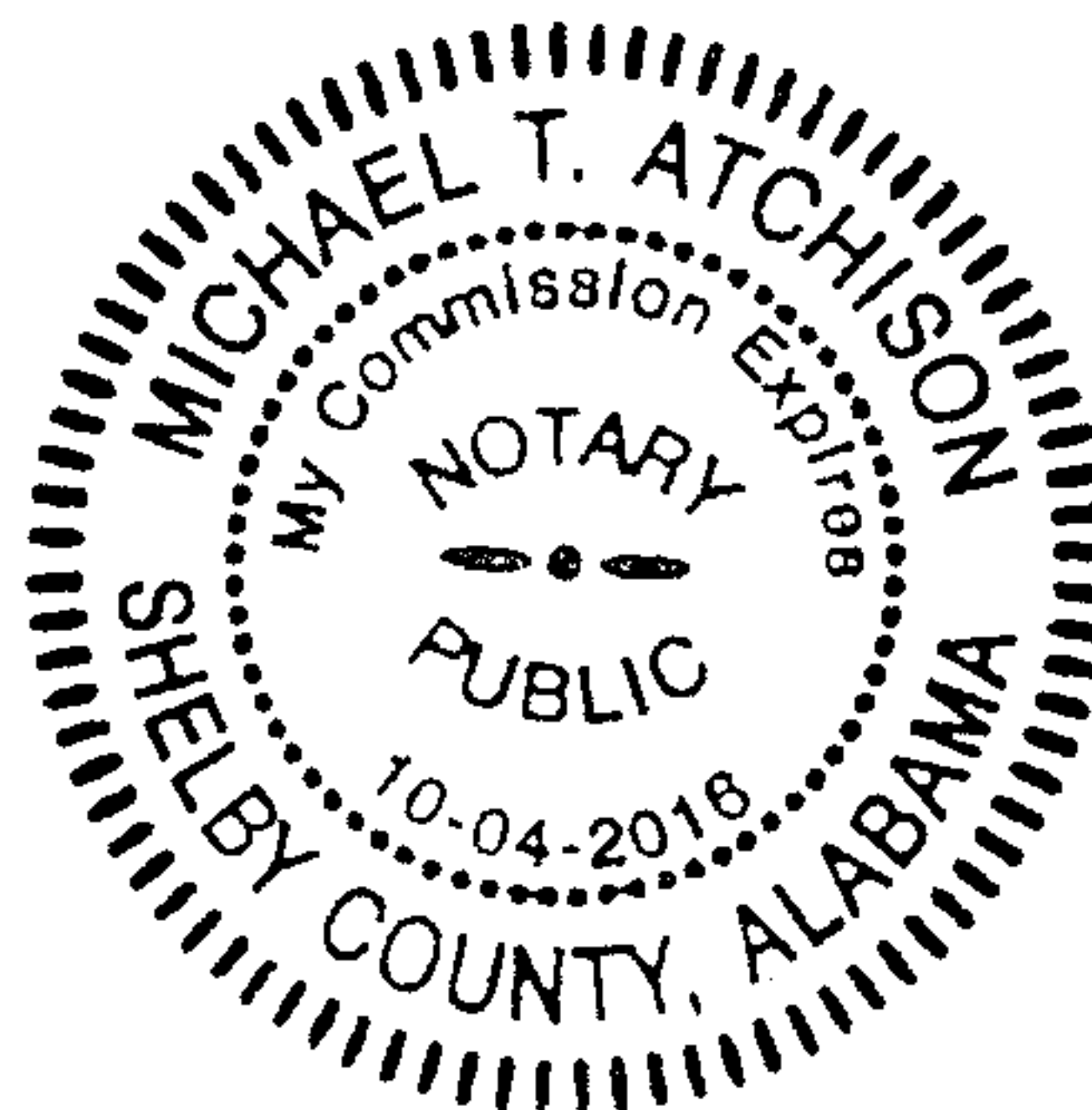
Given under my hand and official seal this 25<sup>th</sup> day of MARCH, 2014.

*Michael T. Atchison*  
Notary Public  
My Commission expires: 10-4-2016



20140327000085280 1/3 \$870.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 10:45:52 AM FILED/CERT

Shelby County, AL 03/27/2014  
State of Alabama  
Deed Tax:\$850.00



## EXHIBIT A

### Legal Description

A parcel of land situated in the South 1/2 of the Southeast 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Begin at the Southeast corner of above said section, township and range, said point being the point of beginning; thence North 01 degrees 10 minutes 04 seconds East a distance of 468.00 feet; thence North 87 degrees 45 minutes 24 seconds West a distance of 1066.87 feet; thence South 89 degrees 59 minutes 53 seconds West a distance of 605.71 feet; thence South 08 degrees 12 minutes 45 seconds East a distance of 432.87 feet; thence South 87 degrees 05 minutes 42 seconds East a distance of 1602.45 feet to the point of beginning. According to the survey of Rodney Y. Shiflett, RLS # 12784, dated September 22, 2004.

## EXHIBIT B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

*DM*



20140327000085280 2/3 \$870.00  
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	First United Security Bank	Grantee's Name	Edwin B. Lumpkin, Jr.
Mailing Address	<u>604 Oak Mountain Commerce Lane</u> <u>Pelham AL 35124</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>VACANT LOT</u> <u>Calera, AL 35040</u>	Date of Sale	<u>March 25, 2014</u>
		Total Purchase Price	<u>\$850,000.00</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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 March 20, 2014

Print

Unattested

(verified by)

Sign Dean McArthur  
(Grantor/Grantee/Owner/Agent) circle one

  
20140327000085280 3/3 \$870.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1