

This instrument was prepared by:
Felton W. Smith
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **Mary Kathy Rayfield, a married woman** (the "Grantor"), the receipt whereof is hereby acknowledged, Grantor grants, bargains, sells and conveys, unto **Alabama Power Company**, an Alabama corporation ("Grantee"), subject to the matters set forth on **Exhibit B** hereto, the real property described on **Exhibit A** hereto, together with all improvements, fixtures, rights, privileges, easements and other appurtenances, to the extent thereon or relating thereto (the "Property").

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

And, said Grantor does for herself, her successors and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein stated, that she has a good right to sell and convey the same as aforesaid, and that she will and her 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.

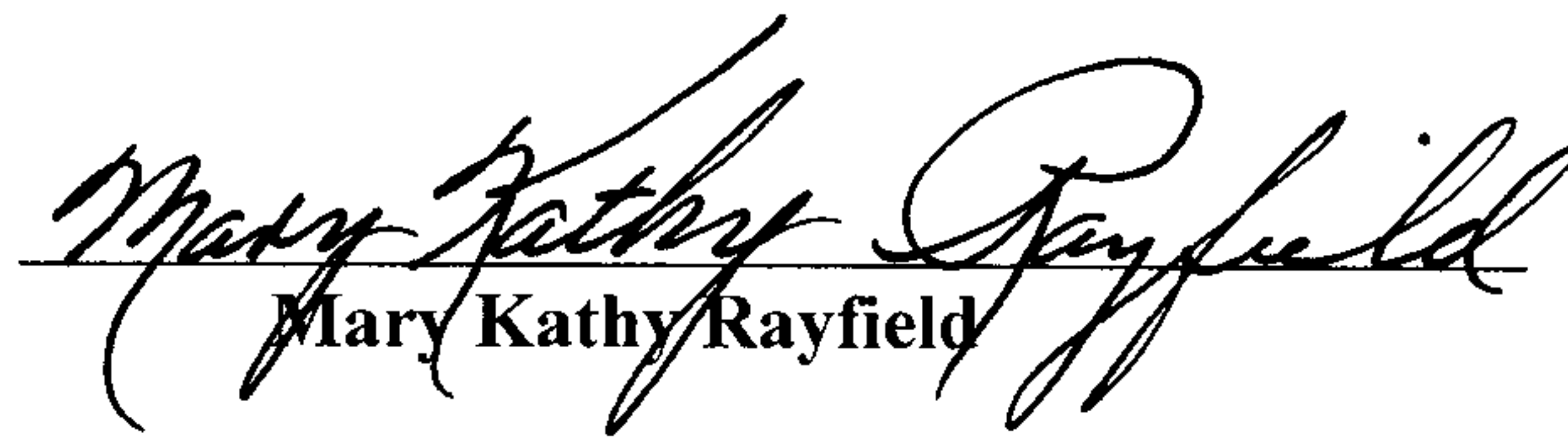
Grantor hereby represents and warrants that the Property is not her homestead or the homestead of any person.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 27th day of March, 2014.


20140327000085690 1/5 \$366.50
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:56 PM FILED/CERT

Shelby County, AL 03/27/2014
State of Alabama
Deed Tax: \$340.50

GRANTOR:

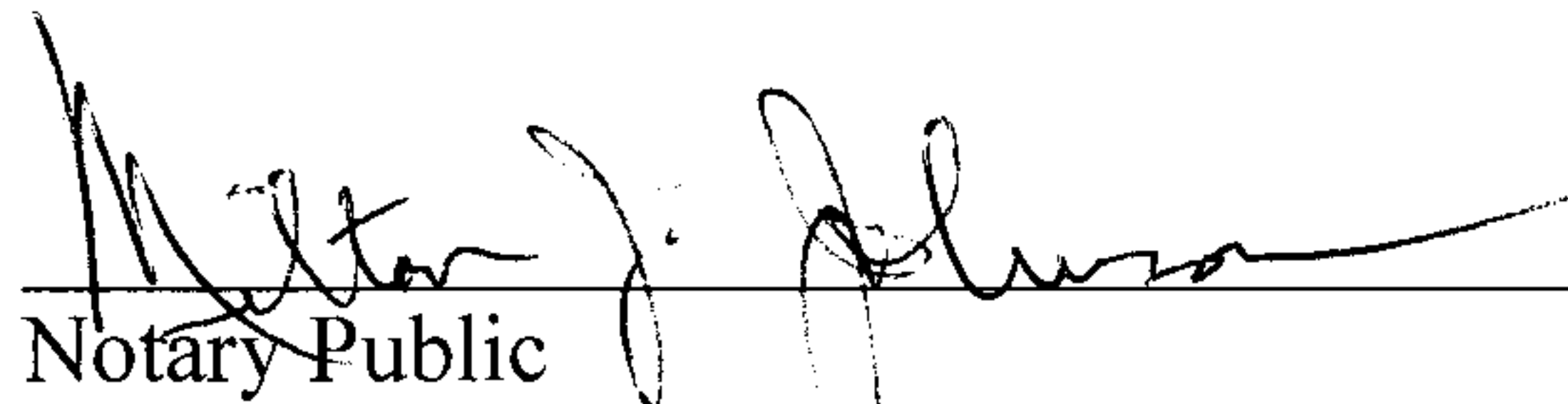

Mary Kathy Rayfield

STATE OF ALABAMA)

COUNTY OF Shelby

I, Milton J. JOHNSON, a Notary Public in and for said county in said state, hereby certify that **Mary Kathy Rayfield**, 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 the instrument, she executed the same voluntarily.

Given under my hand this 27th day of March, 2014.


Notary Public

[NOTARIAL SEAL]

My commission expires: 9-8-17



20140327000085690 2/5 \$366.50
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:56 PM FILED/CERT

EXHIBIT A

Description of Real Property

A tract of land located in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 30, Fractional Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Southwest corner of said Section 30, Fractional Township 20 South, Range 02 East, marked by a found 5/8 inch rebar with cap stamped "L.H. King 12487"; thence North 89°29'45" East a distance of 290.44 feet along the south line of said Section 30 to a point on the easterly right-of-way of an existing Southern Electric Generating Company Railroad, marked by a set 5/8 inch capped rebar stamped "APCO", said point being 175.00 feet from, and perpendicular to the center line of said railroad; said point also being the **Point of Beginning** of the tract of land, hereinafter described; thence northerly a chord bearing of North 13°01'10" West and a chord distance of 443.57 feet along said easterly railroad right-of-way along a non-tangential curve concave to the east (curve to the right) having a radius of 1257.69 feet to a tangent spiral point (T_s) (said point being North 87°10'21" East a distance of 175.00 feet from the point of tangency (PT) of said railroad center line); thence run along the easterly right-of-way of said railroad, along a spiral curve a distance of (L_s) 93.98 feet, having a chord bearing of North 01°30'19" West and a chord distance of 93.98 feet to a point (said point being North 89°09'46" East a distance of 175.00 feet from the tangent spiral point (T_s) of said railroad center line); thence North 00°50'14" West a distance of 794.28 feet along the easterly right-of-way of said railroad to a point on the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 30, marked by a set 5/8 inch capped rebar stamped "APCO"; thence leaving said easterly railroad right-of-way and run South 89°04'46" East a distance of 1150.27 feet along the north line of said 1/4-1/4 section to the Northeast corner of said 1/4-1/4 section, marked by a found 1 1/2 inch crimped pipe; thence South 00°10'36" West a distance of 1312.20 feet along the east line of said 1/4-1/4 section to the Southeast corner of said 1/4-1/4 section, marked by a found 3/4 inch rebar in red painted rock pile; thence North 89°25'17" West a distance of 1032.13 feet along the south line of said Section 30 to the point of beginning.

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

Said tract of land containing 34.04 acres, more or less.

Said tract is subject to a portion of an existing Alabama Power Company transmission right-of-way (100 foot in width).

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


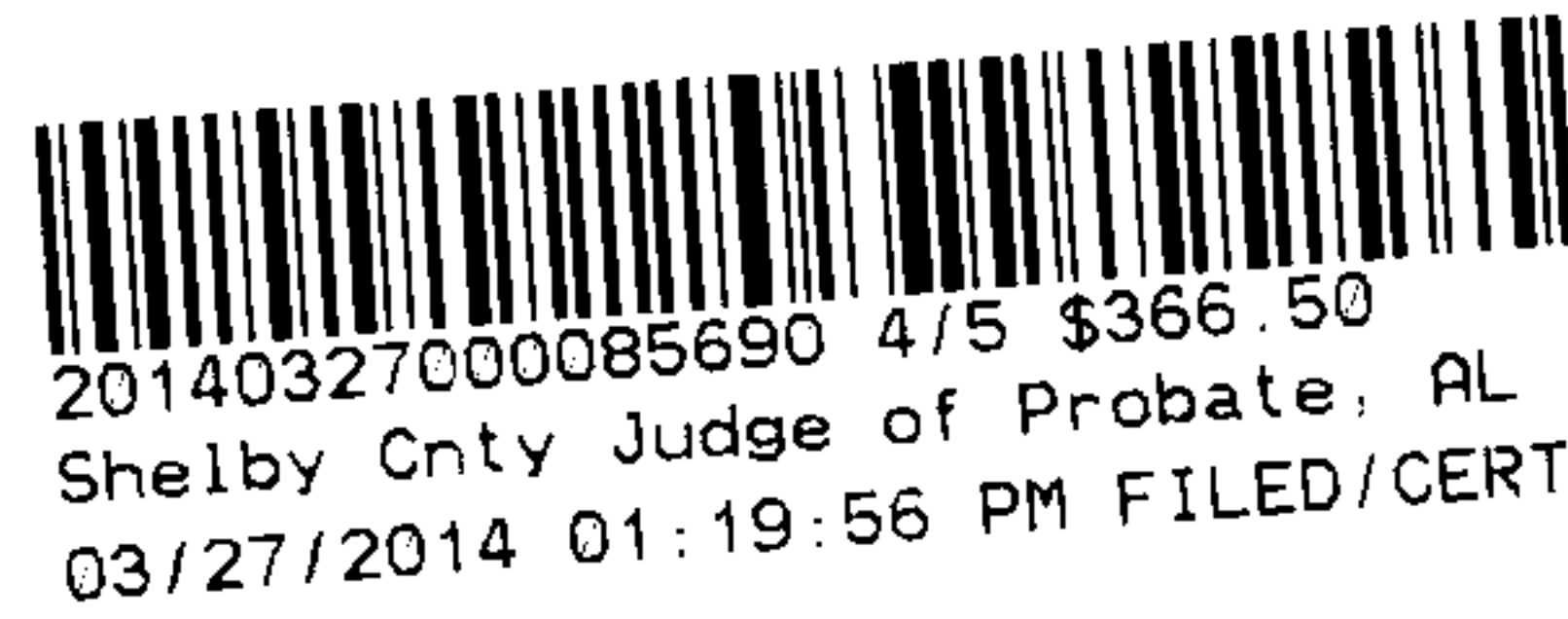

20140327000085690 3/5 \$366.50
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:56 PM FILED/CERT

EXHIBIT B

Permitted Exceptions

1. The lien for real property taxes for the years 2014 and subsequent years, not yet due and payable.
2. Subject to any part lying in Southern Electric Generating Company right of way.
3. Right of Way to Southern Electric Generating Co. Railroad recorded in Real Book 282, Page 82 and Real 278, Page 58 in the Probate Office of 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 Mary Kathy Rayfield
Mailing Address P. O. Box 252
Columbiana, AL 35051

Grantee's Name Alabama Power Company
Mailing Address 600 North 18th Street
Birmingham, AL 35203

Property Address _____

Date of Sale March 27th, 2104

Total Purchase Price \$ 340,400.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20140327000085690 5/5 \$366.50
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:56 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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other _____

☐ 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 3/27/14

Print Mary Kathy Rayfield

Unattested

M. J. [Signature]
(verified by)

Sign

Mary Kathy Rayfield
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1