

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 **Douglas Deeter and wife, Dawn Deeter** (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.

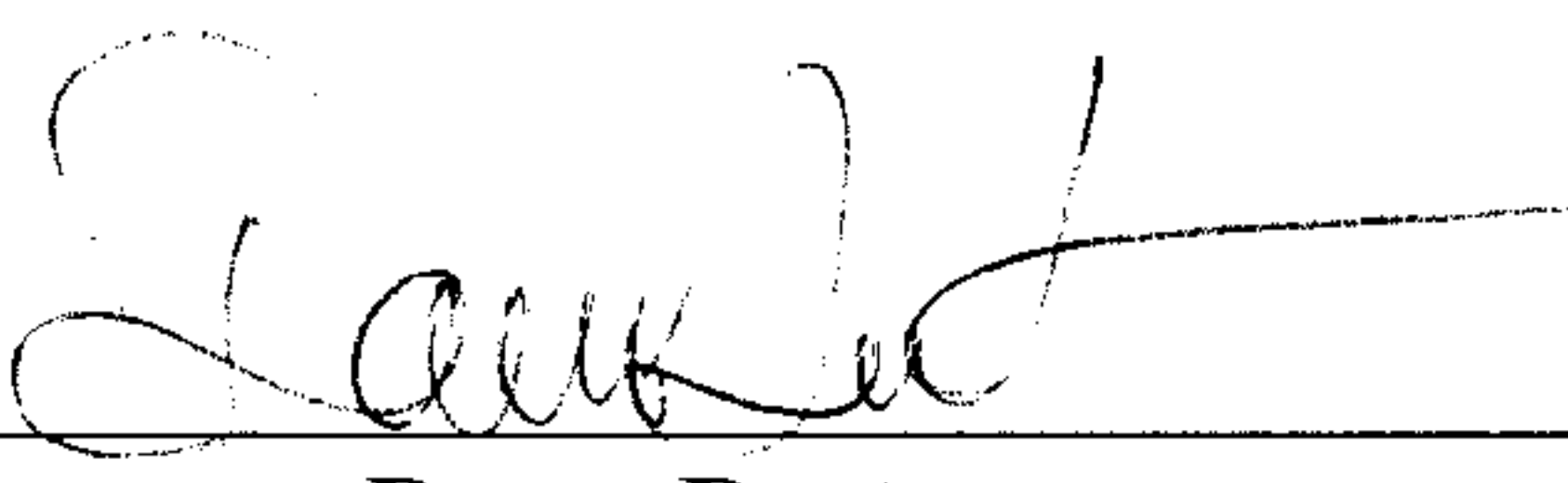
And, said Grantors do for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein stated, that they have a good right to sell and convey the same as aforesaid, and that they will and their 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.

**IN WITNESS WHEREOF**, Grantors have hereunto caused this instrument to be executed effective as of the 24<sup>th</sup> day of March, 2014.

**GRANTORS:**

  
20140327000085700 1/5 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 01:19:57 PM FILED/CERT

  
\_\_\_\_\_  
**Douglas Deeter**

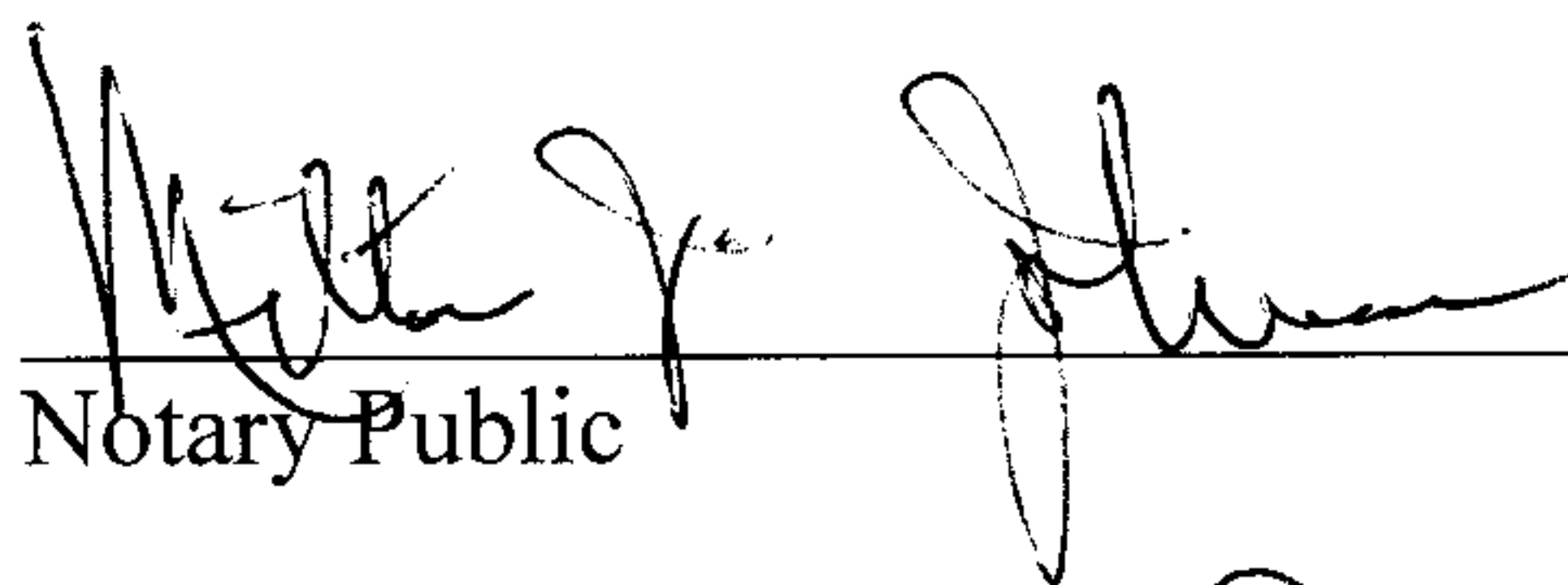
  
\_\_\_\_\_  
**Dawn Deeter**

STATE OF ALABAMA )

COUNTY OF Shelby )

I, Mikona J. JOHNSON, a Notary Public in and for said county in said state, hereby certify that **Douglas Deeter**, 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, he executed the same voluntarily.

Given under my hand this 24<sup>th</sup> day of March, 2014.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]


My commission expires: 9-2-17

STATE OF ALABAMA )

COUNTY OF Shelby )

I, Mikona J. JOHNSON, a Notary Public in and for said county in said state, hereby certify that **Dawn Deeter**, 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 24<sup>th</sup> day of March, 2014.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires: 9-2-17

Shelby County, AL 03/27/2014  
State of Alabama  
Deed Tax: \$99.00

  
20140327000085700 2/5 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 01:19:57 PM FILED/CERT



## EXHIBIT A

### Description of Real Property

The following described property situated in Shelby County, Alabama:

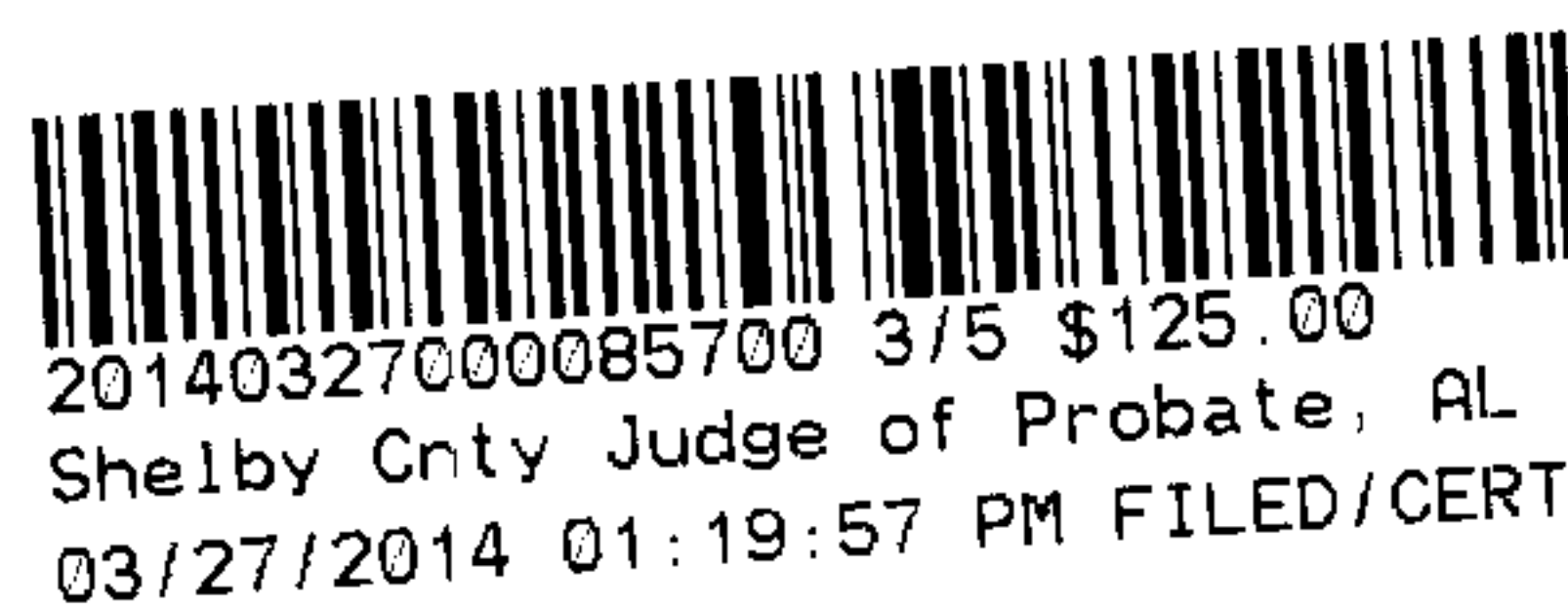
A tract of land located in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Fractional Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Northeast corner of said Section 31, Fractional Township 20 South, Range 02 East, marked by a found 1 1/2 inch capped pipe; thence North 89°13'40" West a distance of 1027.31 feet along the north line of Northeast 1/4 of the Northeast 1/4 of said Section 31 to a point on the westerly right-of-way of Shelby County Road #441, marked by a set 5/8 inch capped rebar stamped "APCO", thence continue North 89°13'40" West a distance of 312.71 feet along the north line of said 1/4-1/4 section to a set 5/8 inch capped rebar stamped "APCO"; thence South 00°21'36" West a distance of 191.74 feet along the west line of said 1/4-1/4 section to a found 1/2 inch rebar, said point being the **Point of Beginning** of the tract of land, hereinafter described; thence South 89°04'17" East a distance of 270.60 feet to a point on the westerly right-of-way of said road, marked by a found 5/8 inch rebar; thence South 11°13'55" West a distance of 25.31 feet along the westerly right-of-way of said road to a point; thence southwesterly a chord bearing of South 20°21'32" West and a chord distance of 323.26 feet along the westerly right-of-way of said road along a tangential curve concave to the northwest (curve to the right) having a radius of 1061.17 feet to a point; thence South 28°46'01" West a distance of 323.81 feet along the westerly right-of-way of said road to a point on the west line of said 1/4-1/4 section, marked by a found 5/8 inch rebar; thence leaving said road right-of-way and run North 00°14'52" East a distance of 616.13 feet along the west line of said 1/4-1/4 section to the point of beginning.

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

Said tract of land containing 2.19 acres, more or less.

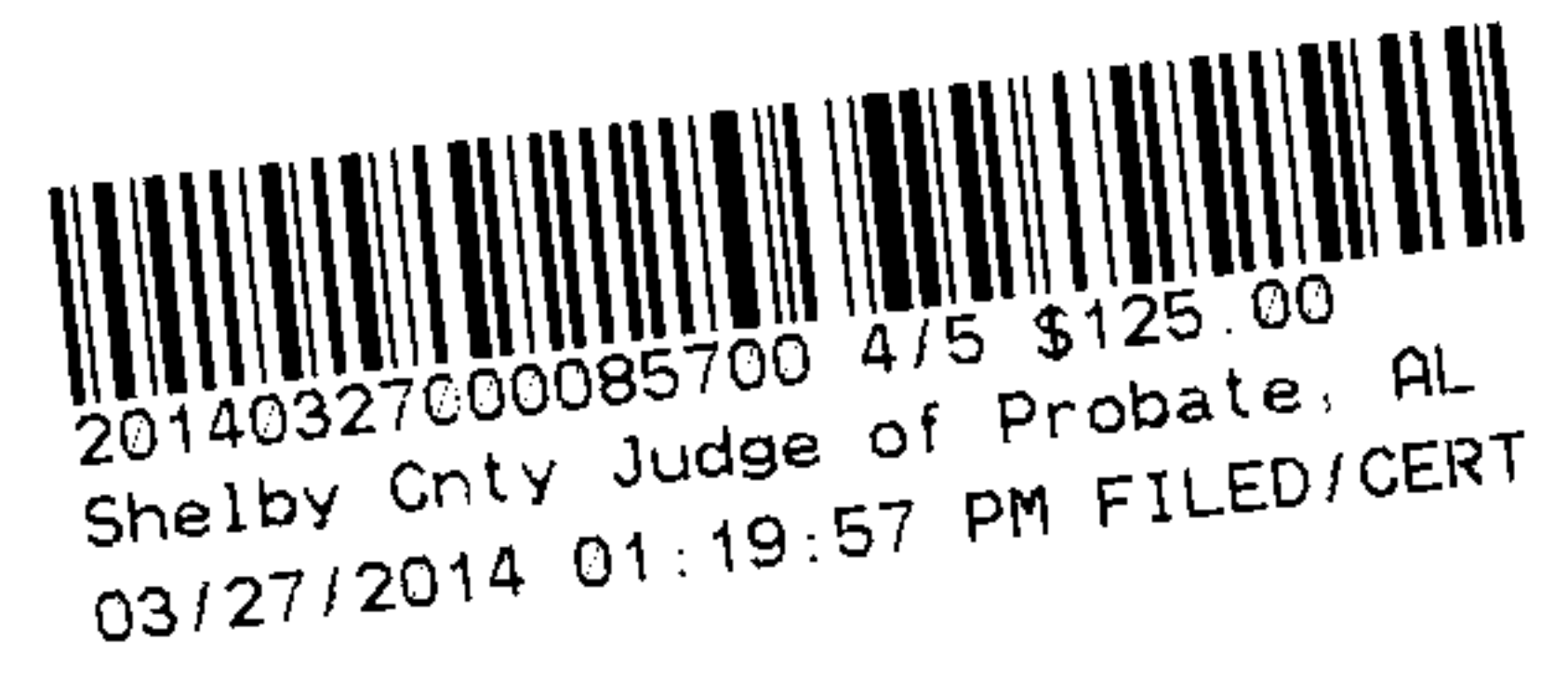
Situated, lying, and being in Shelby County, Alabama.



## **EXHIBIT B**

### **Permitted Exceptions**

1. The lien for real property taxes for the years 2014 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 278, Page 485 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 Douglas Deeter  
Mailing Address Dawn Deeter  
5128 Willow Way  
Birmingham, AL 35242

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

Property Address 139 Highway 441  
Wilsonville, AL 35186

Date of Sale March 24<sup>th</sup>, 2104  
Total Purchase Price \$ 99,000.00



20140327000085700 5/5 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 01:19:57 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's 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)

- |  |                                      |
|--|--------------------------------------|
| <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 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 3/24/14

Print Dawn Deeter

Unattested

M. Jerry Johnson  
(verified by)

Sign Dawn Deeter

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1