

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 **Judy D. H. Wells**, a single woman, also known as Judy Diana Heaton (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").

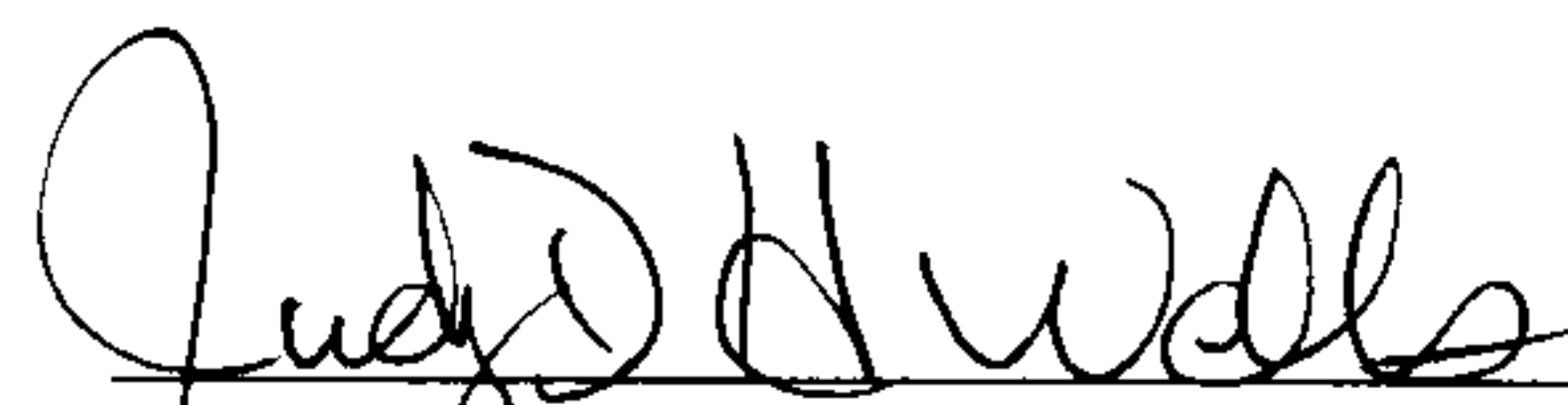
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

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.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 24th day of March, 2014.

GRANTOR:


20140327000085710 1/5 \$181.00
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:58 PM FILED/CERT



Judy D. H. Wells

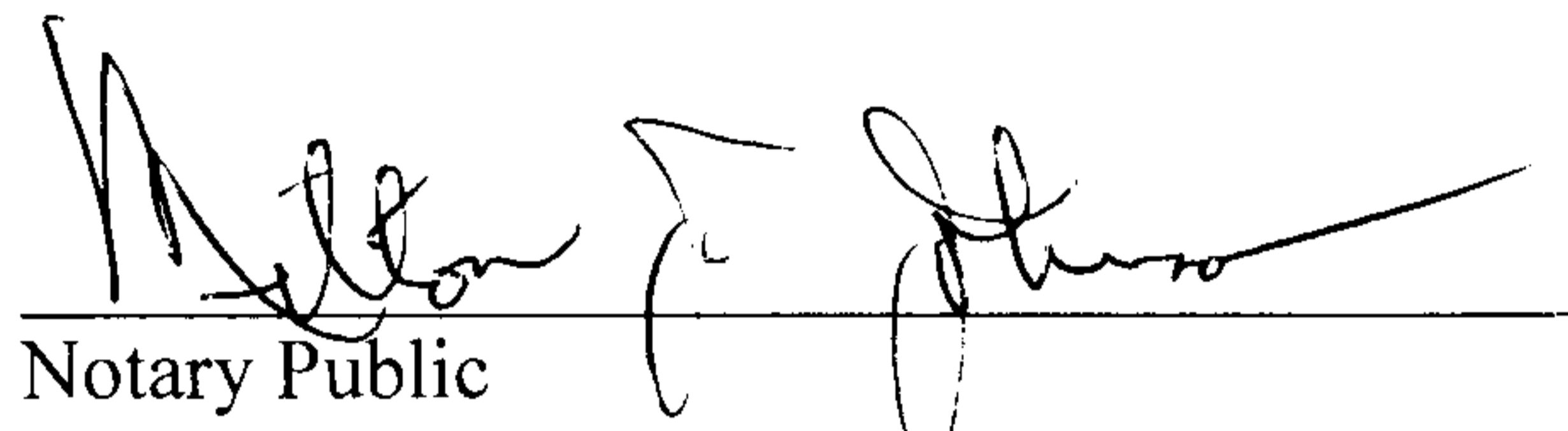
Shelby County, AL 03/27/2014
State of Alabama
Deed Tax: \$155.00

STATE OF ALABAMA)

COUNTY OF Shelby)

I, MILTON J. JOHNSON, a Notary Public in and for said county in said state, hereby certify that **Judy D. H. Wells**, 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 24th day of March, 2014.



Notary Public

[NOTARIAL SEAL]

My commission expires: 9-2-14



20140327000085710 2/5 \$181.00
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:58 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 Southeast 1/4 of the Southeast 1/4 of Section 30, Fractional Township 20 South, Range 02 East, being more particularly described as follows:

Commence at the Southeast corner of said Section 30, 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 south line of Southeast 1/4 of the Southeast 1/4 of said Section 30 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", said point being the **Point of Beginning** of the tract of land, hereinafter described; thence continue North 89°13'40" West a distance of 312.71 feet along the south line of said 1/4-1/4 section to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 30, marked by a set 5/8 inch capped rebar stamped "APCO"; thence North 00°21'36" East a distance of 693.89 feet along the west line of said 1/4-1/4 section to a found 5/8 inch rebar; thence South 89°12'14" East a distance of 446.62 feet to a point on the westerly right-of-way of said road, marked by a found 1/2 inch rebar; thence South 11°17'59" West a distance of 705.57 feet along the westerly right-of-way of said road to the point of beginning.

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

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

Said tract of land containing 6.05 acres, more or less.

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




20140327000085710 3/5 \$181.00
Shelby Cnty Judge of Probate, AL
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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 Shelby Real 157, Page 603 in the Probate Office of Shelby County, Alabama.
3. Easement to South Central Bell as recorded in Shelby Real 277, page 290, in the Probate Office of Shelby County, Alabama.


20140327000085710 4/5 \$181.00
Shelby Cnty Judge of Probate, AL
03/27/2014 01:19:58 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Judy D. H. Wells
Mailing Address P. O. Box 364
Wilsonville, AL 35186

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

Property Address P.O. Box 364 Highway 441
Wilsonville, AL 35186

Date of Sale March 24th, 2104
Total Purchase Price \$ 155,000.00

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 Judy D H Wells

Unattested

M. Jerry Johnson
(verified by)

Sign Judy D H Wells

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1