

THIS INSTRUMENT PREPARED BY:
Jason M. Meyerpeter, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Sampsell Rentals, LLC
168 County Manor Drive
Westover, AL 35147

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20140401000092620 1/6 \$258.00
Shelby Cnty Judge of Probate, AL
04/01/2014 02:04:51 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 24TH day of March, 2014, by **MICHAEL J. SAMPSELL and wife, MERCEDES K. SAMPSELL**, whose mailing address is 168 County Manor Drive, Westover, Alabama 35147 (hereinafter collectively referred to as "Grantors"), to **SAMPSELL RENTALS, LLC**, an Alabama limited liability company, with a mailing address of 168 County Manor Drive, Westover, Alabama 35147 (hereinafter referred to as "Grantee").

KNOW ALL PEOPLE BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama (the "Property"):

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes for the year 2014 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) Mineral and mining rights not owned by Grantors, if any.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding the Property.

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

Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that Grantors shall warrant and defend the Property against the lawful claims of all persons claiming by, under or through Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed as of the date first written above.

GRANTORS:



MICHAEL J. SAMPSELL

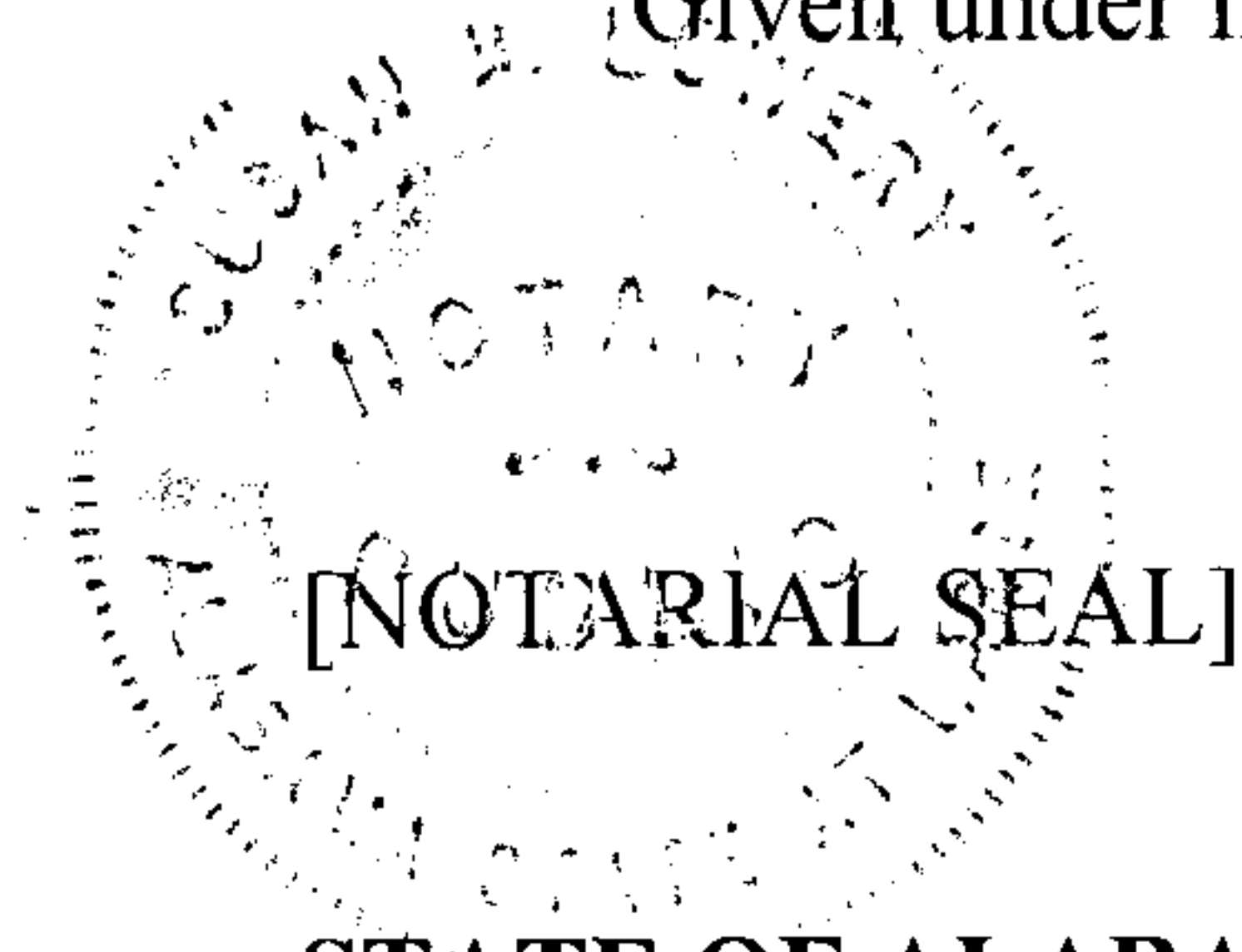


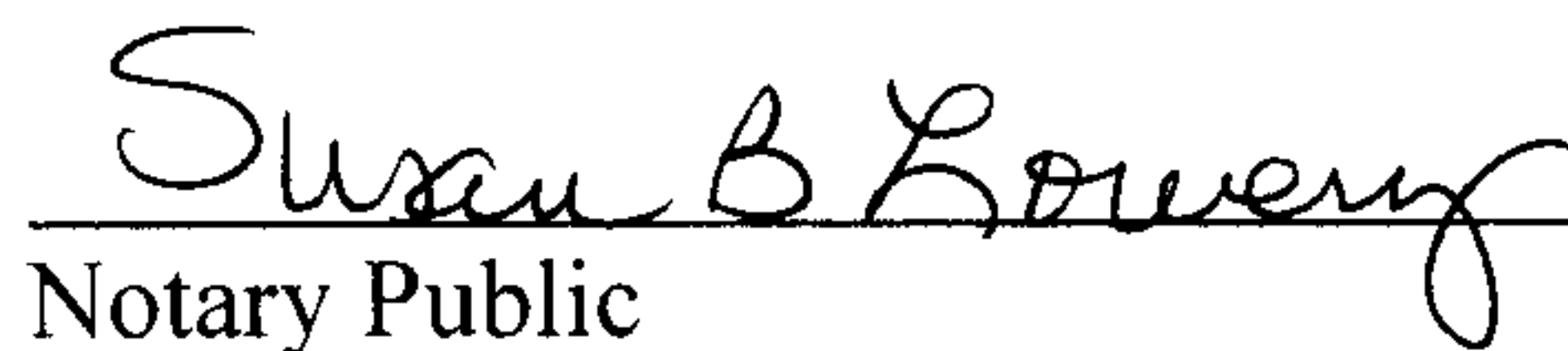
MERCEDES K. SAMPSELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Sampsell, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2014.





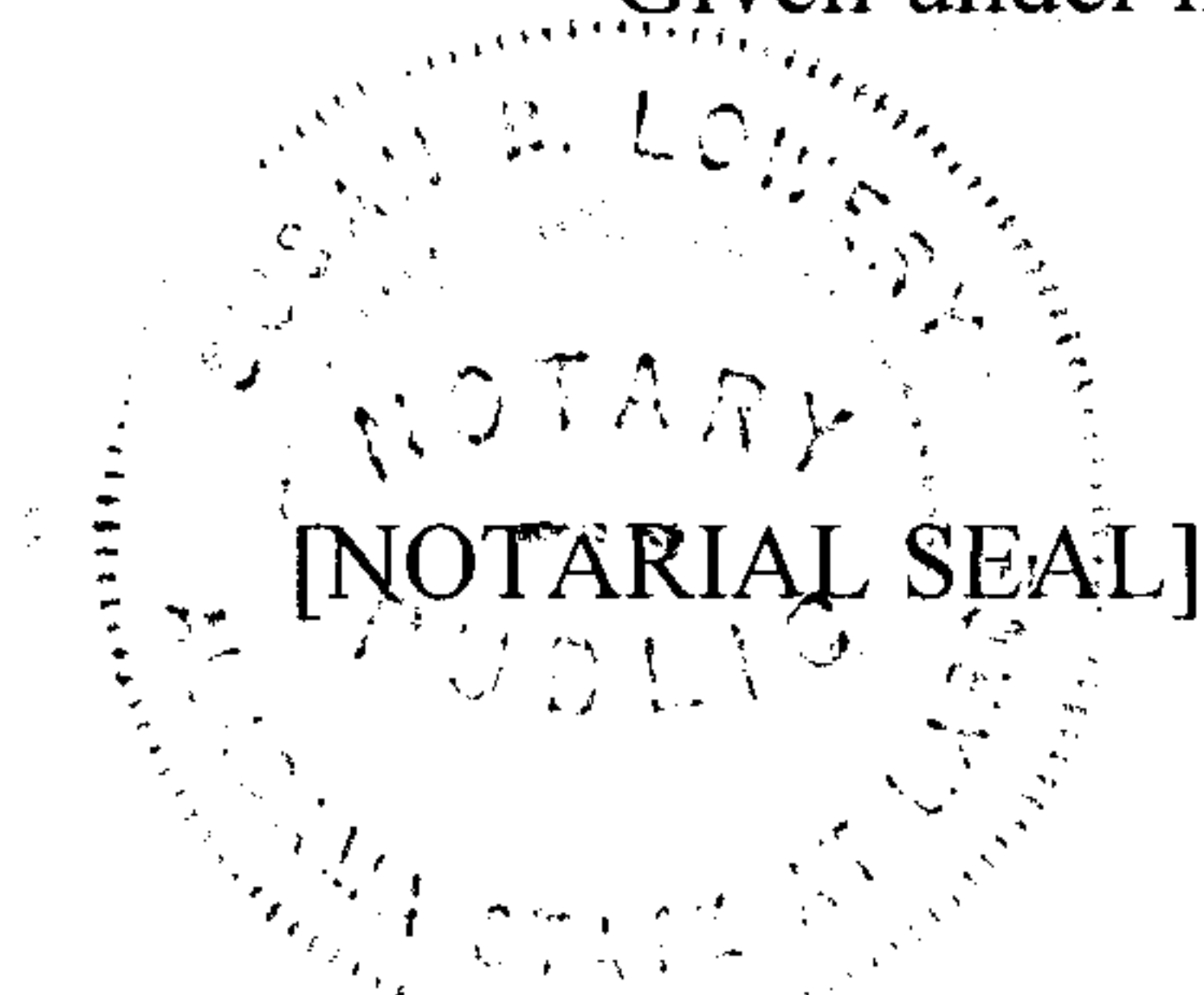
Notary Public

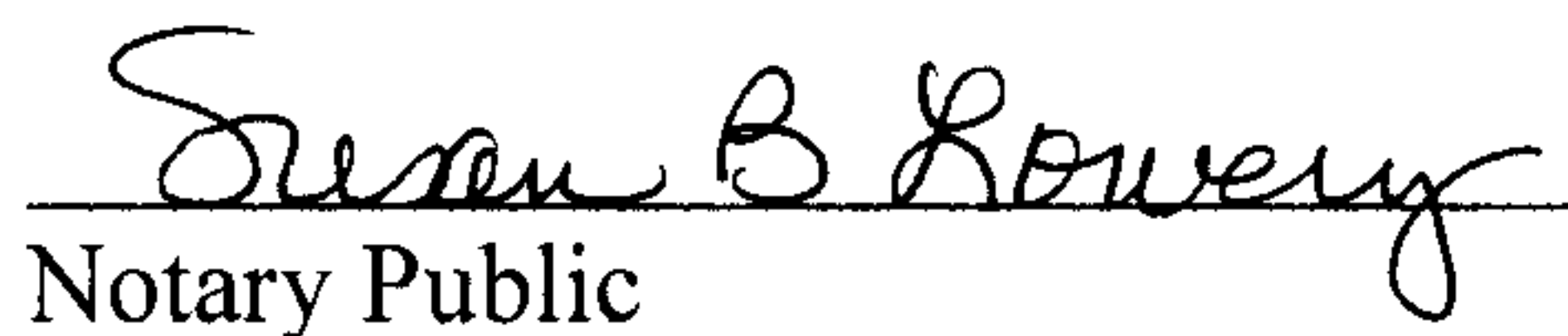
My Commission Expires: 7-18-15

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mercedes K. Sampsell, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2014.





Notary Public

My Commission Expires: 7-18-15

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EXHIBIT A

Legal Description
(Page 1 of 3)

5329 Old Hwy 280:

Lot 1, according to the survey of Stinson Estate, Lot 1 and Lot 2, as recorded in Map Book 24
Page 36 in the Probate Office of Shelby County, Alabama.

EXHIBIT A

Legal Description (Page 2 of 3)

Exhibit "A"

A parcel in the E 1/2 of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama. Said survey is the area bounded by existing fencing and Shelby County Road No. 51 (formerly called Pumpkin Swamp Road) and more particularly described as follows:

Commence at the NE corner of the property described in Real 213 page 94, in the Records of Probate of Shelby County, Alabama, said NE corner a point on the West right of way of Shelby County Highway No. 51 (old Pumpkin Swamp Road) 0.50 feet West of the NE corner of Section 29, Township 19 South, Range 1 East; thence Southwesterly along said West right of way 538.05 feet measures (602 feet old deed) to a 2 inch diam axle at an existing fence corner and that point of beginning of the property herein described, thence turn right 78 deg. 00 min. 05 sec. Northwesterly along an existing fence 417.44 feet measures (525 feet old deed) to a tree and fence intersections, thence turn left 109 deg. 29 min. 42 sec. Southerly along an existing fence 744.27 feet measures (741 feet old deed) to a utility pole crosote fence post on the West right of way of said Shelby County Highway No. 51 (old Pumpkin Swamp Road); thence turn left 145 deg. 09 min. 57 sec. Northeasterly along said West right of way 223.79 feet; thence turn left 01 deg. 18 min. 21 sec. continuing along said right of way 254.16 feet; thence turn left 02 deg. 38 min. 03 sec. continuing Northeasterly along said West right of way 244.02 feet measures (a total of 721.97 feet measures along the road (870 feet old deed) to said 2 inch diam axle and the point of beginning; being situated in Shelby County, Alabama.



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EXHIBIT A

Legal Description
(Page 3 of 3)

Schedule A

BEGIN AT THE SE CORNER OF SE1/4 OF SE1/4 OF SECTION 20, TOWNSHIP 19, RANGE 1 EAST, AND RUN 142 FEET WEST FOR A POINT OF BEGINNING, RUN NORTH 22 FEET TO RIGHT OF WAY OF FLORIDA SHORT ROUTE, THENCE WEST 210 FEET; THENCE SOUTH 19 FEET; THENCE EAST 210 FEET TO THE POINT OF BEGINNING. ALSO BEGINNING AT NE CORNER OF NE1/4 OF SECTION 29, TOWNSHIP 19, RANGE 1 EAST, RUN WEST 142 FEET FOR A POINT OF BEGINNING, THENCE RUN SOUTH 240 1/2 FEET; THENCE WEST 210 FEET; THENCE NORTH 243 FEET, THENCE EAST 210 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.



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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 Michael J. Sampsell and wife,
Mailing Address Mercedes K. Sampsell
168 County Manor Drive
Westover, AL 35147

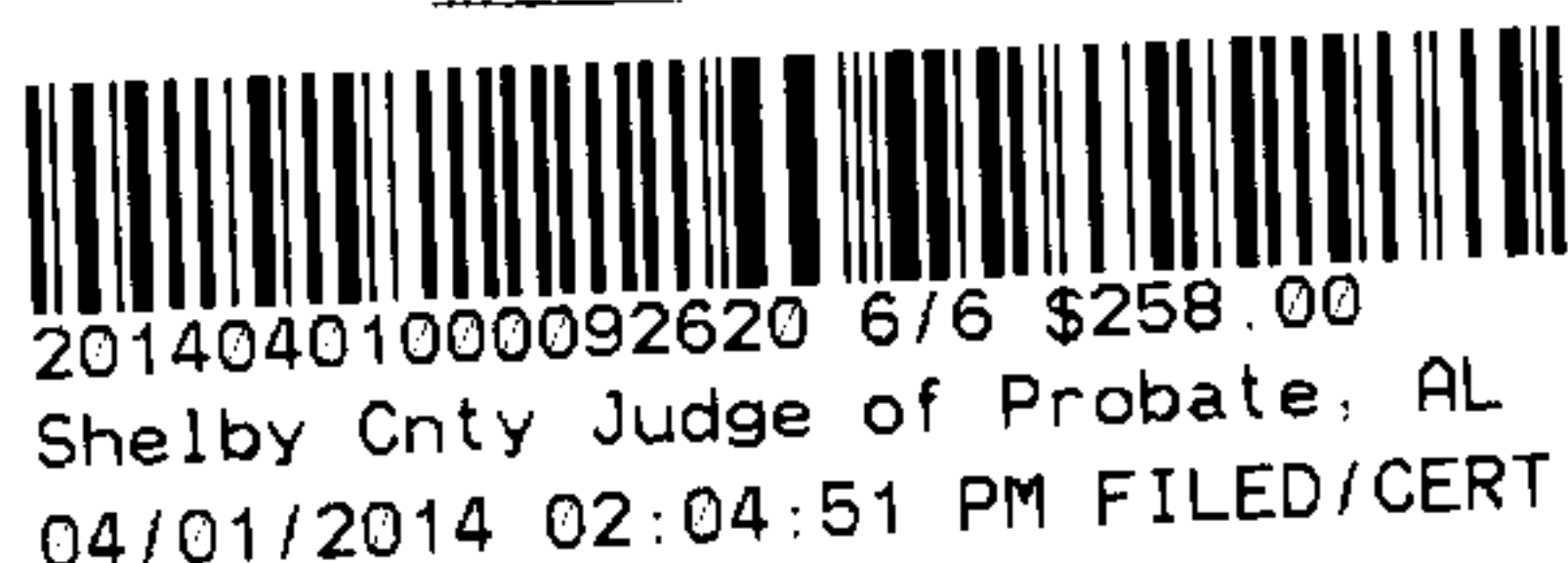
Grantee's Name Sampsell Rentals, LLC
Mailing Address
168 County Manor Drive
Westover, AL 35147

Property Address 5329 Old Highway 280
5285 Old Highway 280
8327 Highway 51

Date of Sale March 24, 2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 228,810.00



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).

March 24, 2014

Michael J. Sampsell

Date

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1