



20140424000120230 1/3 \$84.00  
Shelby Cnty Judge of Probate, AL  
04/24/2014 09:33:03 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Monk Trucking Co., Inc.

(Address) 450 Tecumseh Street

Montevallo, AL 35115

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Corporation Form Warranty Deed

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY FOUR THOUSAND and 00/100, (\$64,000.00)** **DOLLARS** to the undersigned grantor, **TRUSTMARK NATIONAL BANK, f/k/a BANKTRUST** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **MONK TRUCKING CO., LLC** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Commence at a railroad spike, locally accepted as the Southeast corner of Section 19, Township 22 South, Range 3 West; thence North 57 degrees 43 minutes 20 seconds West, a distance of 522.05 feet to a 1/5" iron pipe and also the Point of Beginning; thence North 06 degrees 31 minutes 15 seconds East and run 107.33 feet to a 1/5" pipe; thence North 05 degrees 05 minutes 59 seconds East and run 384.66 feet to a 1/5" iron pipe; thence North 05 degrees 28 minutes 00 seconds East and run 605.48 feet to a 1/5" iron pipe; thence North 88 degrees 51 minutes 00 seconds West and run 605.54 feet to a 1/5" iron pipe; thence North 04 degrees 21 minutes 41 seconds West and run 798.81 feet to a 5/8" rebar; thence South 88 degrees 22 minutes 35 seconds West and run 345.48 feet to a 5/8" rebar; thence North 18 degrees 15 minutes 09 seconds West and run 161.64 feet to a 1" crimp pipe; thence North 03 degrees 25 minutes 54 seconds West and run 279.86 feet to a 5/8" rebar on the South right of way line of County Highway No. 10; thence along said right of way line South 88 degrees 32 minutes 52 seconds West and run 13.83 feet to a 1/2" rebar along the East right of way line of Eastern Avenue as recorded in Map Book 3, Page 52; in the Office of the Judge of Probate, Shelby County, Alabama; thence along the East right of way line of said Eastern Avenue South 03 degrees 32 minutes 32 seconds East and run 1375.51 feet to a 1/2" pipe; thence South 75 degrees 25 minutes 26 seconds East and run 362.34 feet to a 1' crimp pipe; thence South 89 degrees 03 minutes 47 seconds East and run 169.69 feet to a 1.5" iron pipe; thence South 26 degrees 39 minutes 22 seconds West and run 90.95 feet to a 1.5" iron pipe; thence South 14 degrees 38 minutes 42 seconds East and run 146.42 feet to a 1/5" iron pipe; thence South 25 degrees 54 minutes 27 seconds East and run 157.86 feet to a 1/5" iron pipe thence South 30 degrees 06 minutes 33 seconds East and run 98.00 feet to a 1/5" iron pipe; thence South 37 degrees 20 minutes 48 seconds East and run 120.67 feet to a 1/5" iron pipe; thence South 31 degrees 51 minutes 07 seconds East and run 208.23 feet to a 1/5" iron pipe; thence South 28 degrees 37 minutes 02 seconds East and run 157.62 feet to a 1/5" iron pipe; thence North 69 degrees 38 minutes 17 seconds East and run 11.07 feet back to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Brad Lucas.

Shelby County, AL 04/24/2014  
State of Alabama  
Deed Tax: \$64.00

**SUBJECT TO:**

- All leases for 2014 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Right of way to Shelby County for Highway No. 10.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its 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, the said GRANTOR by John C. Kirby, as President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 23<sup>rd</sup> day of April, 2014.

**TRUSTMARK NATIONAL BANK  
f/k/a BANKTRUST**

*Mary D. Lawson*

By: Mary D. Lawson  
Its: Vice-President

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary D. Lawson** whose name as **Vice-President of Trustmark National Bank, f/k/a BankTrust**, 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/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 the 23<sup>rd</sup> day of April, 2014.

*[Signature]*  
Notary Public  
My Commission Expires: 07/31/17



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## Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Trustmark National Bank  
Mailing Address P. O. Box 240  
Montevallo, AL 35115

Grantee's Name Monk Trucking Co., LLC  
Mailing Address 450 Tecumseh Street  
Montevallo, AL 35115

Property Address Highway 10  
Montevallo, AL 35115

Date of Sale April 23, 2014  
Total Purchase Price \$ 64,000.00  
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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

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).

Print Mary D. Lawson, Vice-President

Sign Mary D. Lawson  
(Grantor/Grantee/Owner/Agent) circle one

  
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