

**RETURN RECORDED (COPY) INSTRUMENT TO:**

Karen Jones  
Alabama Power Company  
P.O. Box 2641  
Birmingham, Alabama 35291

**SEND TAX NOTICE TO:**

William N. Dunn  
1063 Narrows Way  
Suite A  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, ALABAMA POWER COMPANY, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto WILLIAM N. DUNN (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama as described and shown on Exhibit A hereto attached, together with all appurtenances thereto, if any; but excepting and reserving to Grantor all mineral, mining, oil and gas rights held by Grantor, if any to the extent the same can be exercised without use or other disturbance of the surface of such real estate (the "Property").

TO HAVE AND TO HOLD to the Grantees, its heirs and assigns forever.

The Property is conveyed to the Grantee subject to the following:

1. Any lien or charge for general or special taxes or assessments not yet delinquent.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
6. Easements, covenants, reservations, conditions and restrictions of record.

Shelby County, AL 05/06/2014  
State of Alabama  
Deed Tax: \$14.00

  
20140506000136120 1/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
05/06/2014 04:08:49 PM FILED/CERT

7. Utility easements and facilities serving the Property, whether of record or not.

8. By its acceptance of this conveyance, Grantee, for himself and his heirs, personal representatives, successors and assigns, hereby acknowledges and covenants (i) that it accepts the Property "As Is" and "With All Faults", without any representation or warranty by Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of March 26, 2014.

**ALABAMA POWER COMPANY**

By: *R. Myles Harkins*  
Its: VP & Director of Corporate Real Estate

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard M. Harkins, whose name as VP & Director of Corporate Real Estate of **ALABAMA POWER COMPANY** 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 26<sup>th</sup> day of March, 2014.

*Dorothy D. Reynolds*  
NOTARY PUBLIC

[Notarial Seal]

My Commission expires: 4/9/16

  
20140506000136120 2/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
05/06/2014 04:08:49 PM FILED/CERT



# ASPHALT "A"

## STATE OF ALABAMA) COUNTY OF SHELBY)

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed a Parcel of Land situated in the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

### PARCEL I

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said 1/4 - 1/4 Section a distance of 225.82 feet to a Point on the Northwest right-of-way line of the Dunnivant Valley Road; thence deflect 65 degrees, 58 minutes, 20 seconds to the tangent of a curve to the right having a central angle of 12 degrees, 13 minutes, 30 seconds and a radius of 1612.50 feet, and run in a Northeasterly direction along the arc of said curve, which is the Northwest right-of-way line of said road, a distance of 344.03 feet to a Point marked by a concrete right-of-way boundary marker; thence run in a Northeasterly direction along the tangent of said curve a distance of 86.14 feet to the Point of Beginning of the herein described parcel; thence deflect 98 degrees, 20 minutes, 20 seconds and run to the left in a Northwesterly direction a distance of 506.97 feet to a Point; thence turn an interior angle of 40 degrees, 46 minutes, 35 seconds and run to the right in a Northeasterly direction a distance of 241.24 feet to a Point; thence turn an interior angle of 115 degrees, 36 minutes, 25 seconds and run to the right in a Southeasterly direction a distance of 356.36 feet to a Point on the Northwest right-of-way line of Dunnivant Valley Road thence turn an interior angle of 105 degrees, 16 minutes, 30 seconds and run to the right of in a Southwesterly direction along said right-of-way a distance of 15.00 feet to the Point of Beginning of the herein described parcel.

### PARCEL II

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said 1/4 - 1/4 Section a distance of 225.82 feet to a Point on the Northwest right-of-way line of the Dunnivant Valley Road; thence deflect 65 degrees, 58 minutes, 20 seconds to the tangent of a curve to the right having a central angle of 12 degrees, 13 minutes, 30 seconds and a radius of 1612.50 feet, and run in a Northeasterly direction along the arc of said curve, which is the Northwest right-of-way line of said road, a distance of 344.03 feet to a Point marked by a concrete right-of-way boundary marker; thence run in a Northeasterly direction along the tangent of said curve a distance of 86.14 feet, thence deflect 98 degrees, 20 minutes, 20 seconds and run to the left in a Northwesterly direction a distance of 506.97 feet to the Point of Beginning of the herein described parcel; thence continue along the last described course 126.00 feet, thence turn an interior angle of 40 degrees, 33 minutes, 30 seconds and run to the right in a Northeasterly direction a distance of 297.76 feet to a Point; thence turn an interior angle of 115 degrees, 49 minutes, 40 seconds and run to the right in a Southwesterly direction a distance of 90.00 feet; thence turn an interior angle of 64 degrees, 23 minutes, 25 seconds and run to the right in a Southwesterly direction 241.24 feet to the point of Beginning.

### PARCEL III

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said 1/4 - 1/4 Section a distance of 225.82 feet to a Point on the Northwest right-of-way line of the Dunnivant Valley Road; thence deflect 65 degrees, 58 minutes, 20 seconds to the tangent of a curve to the right having a central angle of 12 degrees, 13 minutes, 30 seconds and a radius of 1612.50 feet, and run in a Northeasterly direction along the arc of said curve, which is the Northwest right-of-way line of said road, a distance of 344.03 feet to a Point marked by a concrete right-of-way boundary marker; thence run in a Northeasterly direction along the tangent of said curve a distance of 71.09 feet to the Point of Beginning of the herein described parcel; thence continue in a northeasterly direction a distance of 15.05 feet to a point; thence deflect 98 degrees, 22 minutes, 50 seconds and run to the left in a Northwesterly direction a distance of 632.62 feet to a Point; thence deflect 178 degrees, 38 minutes, 48 seconds and run to the left in a Southeasterly direction a distance of 630.60 feet to the Point of Beginning of the herein described parcel. Said parcel containing 4,711 square feet, more or less.

### PARCEL IV

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said 1/4 - 1/4 Section a distance of 225.82 feet to a Point on the Northwest right-of-way line of the Dunnivant Valley Road; thence deflect 65 degrees, 58 minutes, 20 seconds to the tangent of a curve to the right having a central angle of 12 degrees, 13 minutes, 30 seconds and a radius of 1612.50 feet, and run in a Northeasterly direction along the arc of said curve, which is the Northwest right-of-way line of said road, a distance of 344.03 feet to a Point marked by a concrete right-of-way boundary marker; thence run in a Northeasterly direction along the tangent of said curve a distance of 71.09 feet to the Point of Beginning of the herein described parcel; thence deflect 97 degrees, 01 minutes, 38 seconds and run to the left in a Northwesterly direction a distance of 630.60 feet to a Point; thence deflect 41 degrees, 41 minutes, 50 seconds and run to the left in a Southwesterly direction a distance of 62.55 feet to a Point; thence deflect 141 degrees, 49 minutes, 04 seconds and run to the left in a Southeasterly direction a distance of 678.58 feet to the Point of Beginning of the herein described parcel. Said parcel containing 13,120 square feet, more or less.

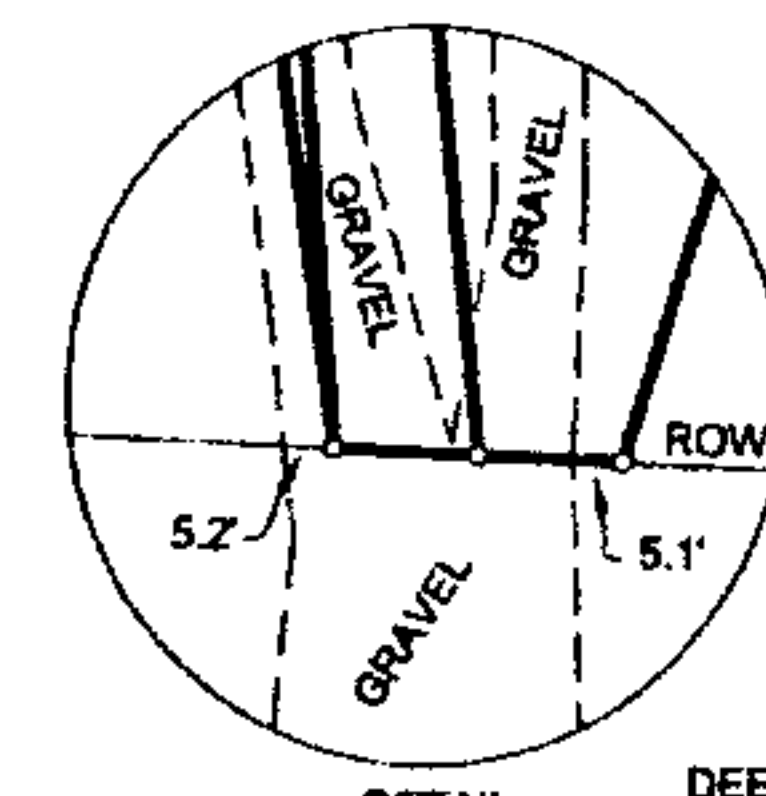
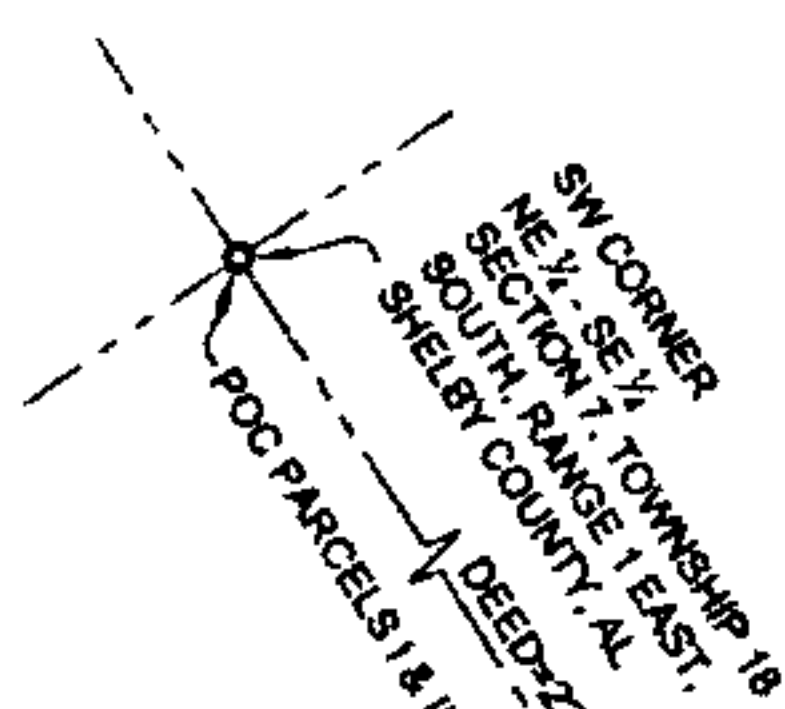
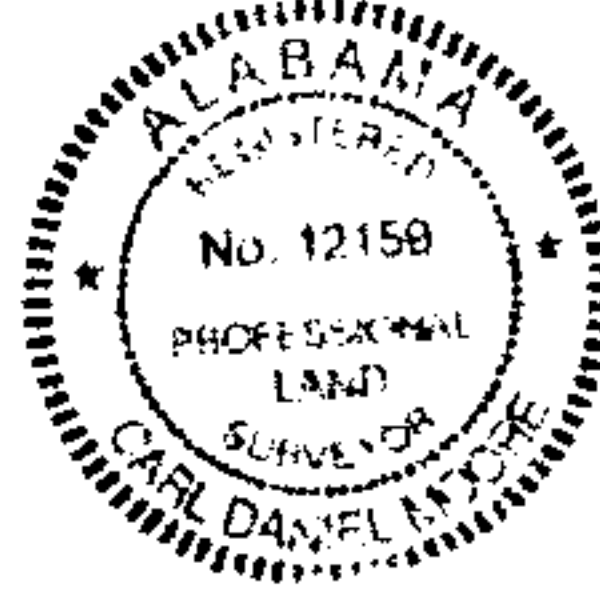
I furthermore certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is located in Zone X unshaded according to F.I.R.M. community panel 010191 0105 D, Shelby County, Alabama; dated 9-29-2006; that the correct address is as follows: 9475 Highway #41 South according to my survey of October 2, 2010. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Order No. 127383  
Purchaser: Dunn  
Type of Survey: Asbuilt

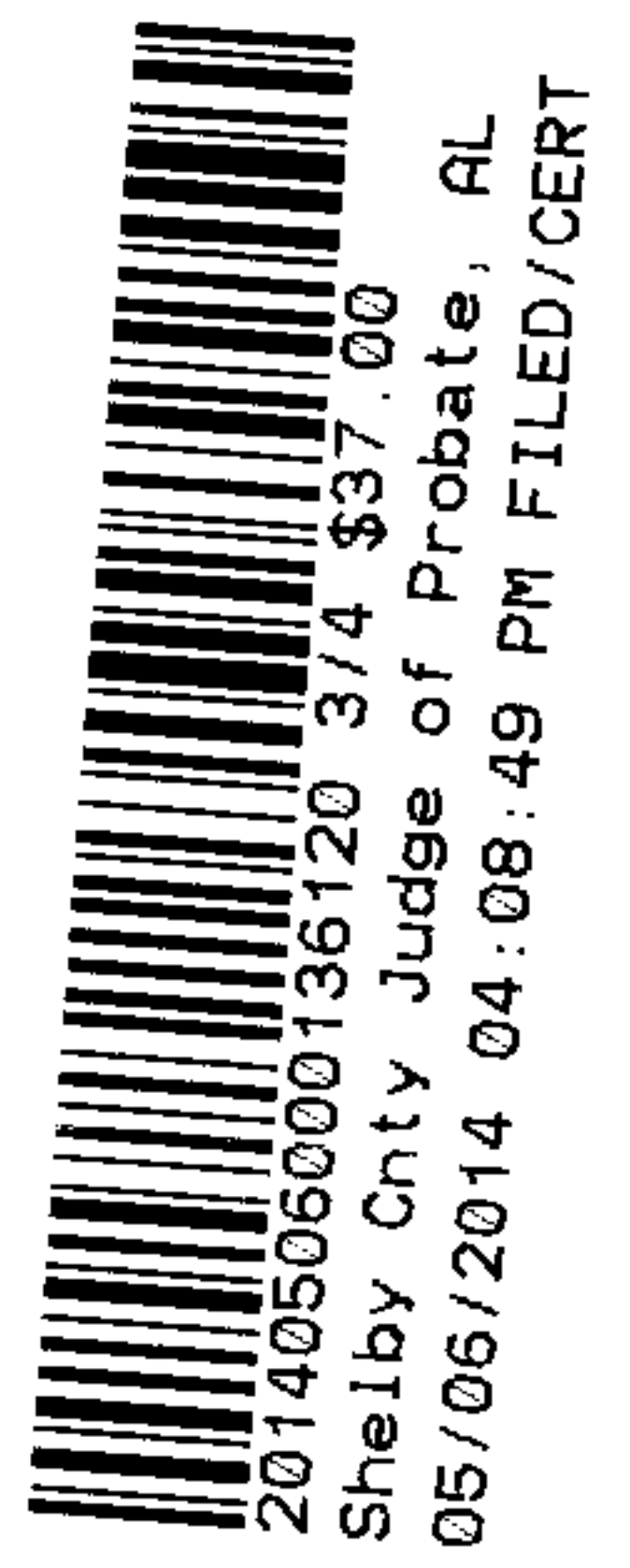
SURVEYING SOLUTIONS, INC.  
2232 CAHABA VALLEY DRIVE SUITE F  
BIRMINGHAM, AL 35242  
PHONE: 205-991-8965

*Carl Daniel Moore*  
Carl Daniel Moore, Reg. L.S. #12159

11-9-12  
Date of Signature



LEGEND:	
ASPH	= asphalt
BLDG	= building
BLDG	= building
CALC	= calculated
CAP	= capped iron
CL	= centerline
CH	= chord
CONC	= concrete
C	= covered
D	= deflection
d	= curve delta angle
E	= east
ESMT	= easement
FC	= fence
FD	= found
HW	= headwall
IPF	= iron pin found
IPF	= iron pin found w/ROW cap
IPS	= iron pin set w/SSI cap
L	= length
MEAS	= measured
MIN	= minimum
MH	= manhole
N	= north
OH	= overhang
P	= porch
PC	= point of curve
POB	= point of beginning
POC	= point of commencement
PT	= point of tangency
PVMT	= pavement
R	= radius
REC	= recorded
RES	= residence
ROW	= right of way
S	= south
SAN	= sanitary
STM	= storm
SWR	= sewer
SYN	= synthetic
UTIL	= utility
U	= uncovered
W	= west
YI	= yard inlet
°	= degrees
'	= minutes, in
"	= seconds, in
=	= bearings or angles
=	= feet, in distance
AC	= acres
±	= more or less, or plus or minus





# Real Estate Sales Validation Form

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

Grantor's Name ALABAMA POWER COMPANY  
Mailing Address P.O. Box 2641  
B'ham, AL 35291

Grantee's Name William N. Dunn  
Mailing Address P.O. Box 361263  
B'ham, AL 35238

Property Address 9475 Hwy 41 S.  
LEEDS, AL 35094

Date of Sale 03/26/14  
Total Purchase Price \$ 14,000

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).

Date 5/6/14

Print William N. Dunn

☐ Unattested

Sign [Signature]

ified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1