

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Dennis Sammons
2211 Lynncrest Lane
Hoover, Alabama 35216

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this June 5, 2014, That for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DENNIS SAMMONS, a married man, and BLANCHE SAMMONS, an unmarried woman**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **DENNIS SAMMONS**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at the NW corner of Section 35, Township 24 North, Range 15 East; thence run Easterly along the North line thereof for 162.63 feet; thence 55 degrees 24 minutes 03 seconds right run Southeasterly 653.92 feet; thence 55 degrees 23 minutes 00 seconds left run Easterly 168.0 feet to the point of beginning; thence continue last described course for 140.00 feet to the 397 contour of Lay Lake; thence (along said contour the following described courses) 78 degrees 46 minutes 43 seconds right for 56.47 feet; thence 9 degrees 08 minutes 47 seconds left for 72.82 feet; thence 4 degrees 32 minutes 46 seconds right for 33.09 feet; thence 16 degrees 58 minutes 27 seconds right for 20.67 feet; thence 3 degrees 56 minutes 34 seconds right for 22.50 feet; thence 36 degrees 26 minutes 30 seconds right for 34.97 feet; thence 15 degrees 45 minutes 43 seconds right for 37.67 feet; thence 50 degrees 33 minutes 02 seconds right for 22.40 feet; thence 16 degrees 23 minutes 13 seconds right for 25.01 feet; thence 16 degrees 24 minutes 36 seconds right for 22.69 feet; thence 11 degrees 19 minutes 42 seconds right for 20.26 feet; thence 8 degrees 55 minutes 30 seconds left for 15.76 feet; thence 19 degrees 11 minutes right for 11.15 feet; thence (leaving said contour) 12 degrees 45 minutes 01 seconds left for 151.75 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

NO TITLE OPINION RENDERED NOR REQUESTED AT THE PREPARATION OF THIS DEED.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE DENNIS SAMMONS NOR THE HOMESTEAD DENNIS SAMMONS' SPOUSE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 5, 2014.

GRANTORS:



Dennis Sammons

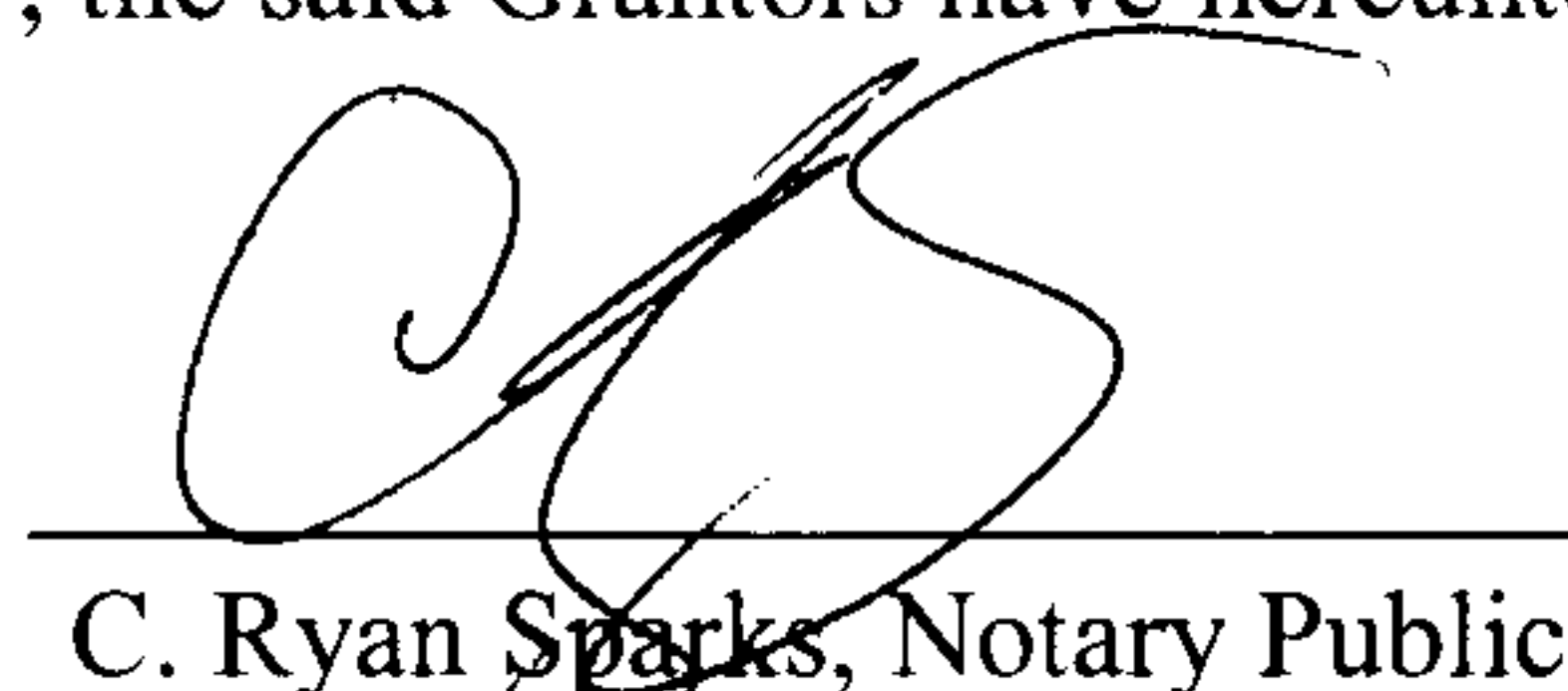


Blanche Sammons

**STATE OF ALABAMA
COUNTY OF SHELBY**

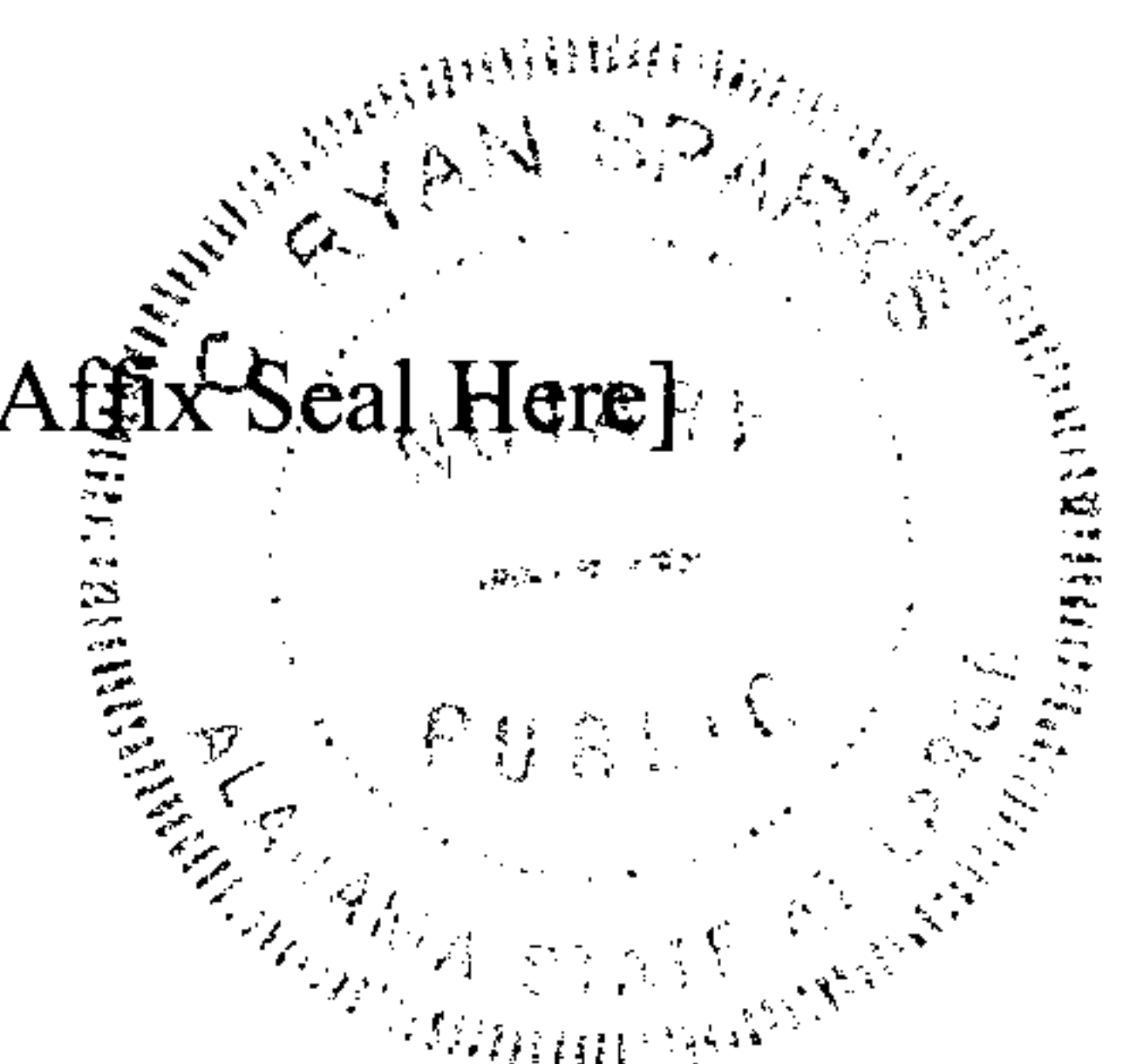
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Dennis Sammons and Blanche Sammons, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Dennis Sammons and Blanche Sammons each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 5, 2014.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



Real Estate Sales Validation Form

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

Grantor's Name Dennis Sammons
Mailing Address Blanche Sammons
9179 Highway 51
Westover, Alabama 35147

Grantee's Name Dennis Sammons
Mailing Address 2211 Lynncrest Lane
Hoover, Alabama 35216

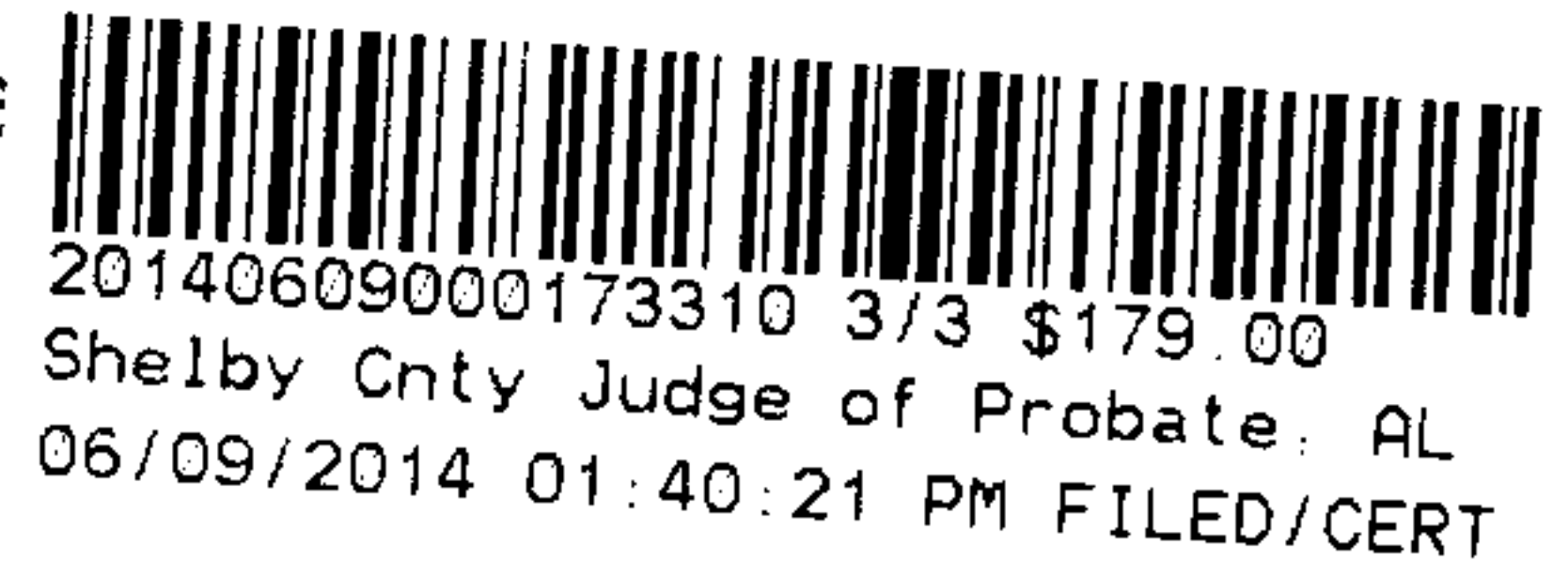
Property Address Portion NW Corner Section 35
Township 24 North, Range 15 East
ALONG LAY LAKE
33-7-35-0-001-005.043

Date of Sale 06/05/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 158,770.00

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 Assessor's Market Value; Deed b/n Family
☐ Closing Statement

If the conveyance document presented for recordation contains all of the re 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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1