

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
David Finch
153 Lauchlin Way
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of ONE HUNDRED SIX THOUSAND SIX HUNDRED EIGHTY and 00/100 Dollars (\$106,680.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, John Wayne Foster and Earline G. Foster, Husband and Wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto David Finch and Melissa Finch, Husband and Wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:


SEE EXHIBIT "A"

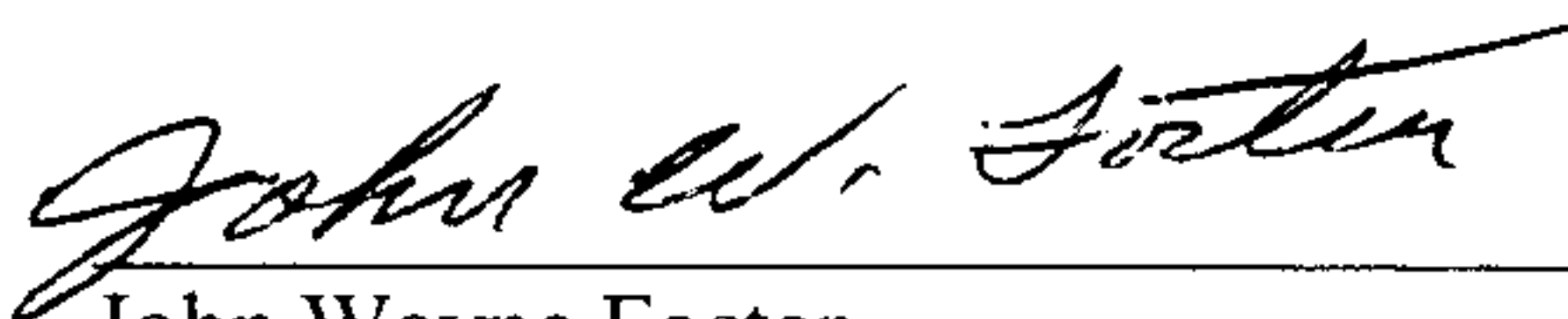
Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Present Zoning Classification.

\$99,840.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

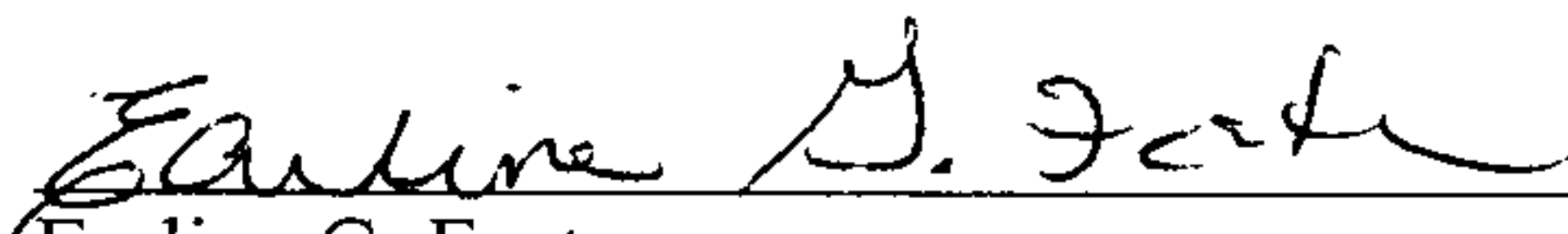
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their successors and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 19th day of June, 2014.


20140620000187670 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
06/20/2014 12:18:16 PM FILED/CERT



John Wayne Foster




Earline G. Foster

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Wayne Foster and Earline G. Foster, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 19th day of June, 2014.



NOTARY PUBLIC


My Commission Expires 8-25-15

Shelby County, AL 06/20/2014
State of Alabama
Deed Tax: \$7.00

Exhibit A

Legal Description:

Commencing at a 1/2" rebar in place, accepted as the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed S 87°24'04" E a distance of 729.77' to a 1/2" capped rebar in place (stamped 10559); thence S 31°35'23" E a distance of 614.62' to a 1/2" capped rebar in place (stamped 10559), located on the Westerly side of Singletree Road; thence along said Westerly side of Singletree Road S 34°37'34" W a distance of 127.12' to a 1/2" rebar in place; thence S 60°00'03" W a distance of 133.54' to a 1/2" capped rebar in place (stamped 10559); thence S 28°29'31" W a distance of 53.02' to a 1/2" capped rebar in place (stamped 10559); thence S 09°03'28" W a distance of 80.04' to a 1/2" capped rebar in place (stamped 10559); thence S 27°15'23" W a distance of 223.46' to a 1/2" capped rebar in place (stamped 10559); thence S 16°42'12" W a distance of 86.70' to a 1/2" capped rebar in place (stamped CA-615-LS); thence, leaving said Westerly side of Singletree Road, proceed N 87°54'00" W a distance of 196.00' to a 1/2" capped rebar in place (stamped CA-615-LS); thence S 02°06'00" W a distance of 233.65' to a 1/2" capped rebar in place (stamped CA-615-LS); thence N 87°54'00" W a distance of 555.35' to a 5/8" capped rebar in place (stamped SGI 19753), located on the Northerly right of way of US Highway No. 280; thence along said right of way N 51°11'36" W a distance of 54.21' to a 5/8" capped rebar in place (stamped SGI 19753); thence, leaving said right of way, proceed N 03°13'33" E a distance of 1310.63' to a 5/8" capped rebar in place (stamped SGI 19753); thence S 87°39'29" E a distance of 29.99'; back to the point of beginning,


20140620000187670 2/3 \$27.00
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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 John + Earline Foster
Mailing Address 174 Single Tree Rd
Harpersville, AL 35078

Grantee's Name David Finch
Mailing Address 153 Lauchlin Way
Pelham, AL 35124

Property Address 174 Single Tree Rd
Harpersville, AL 35078

Date of Sale 6/19/14
Total Purchase Price \$ 106,690.00

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).

Date 6/20/14

Print Gregory D Harrelson

Unattested

Sign [Signature]

(by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

