

This instrument was prepared by:
Joe Ausman
Ausman, Keyes & Keyes, P.C.
P.O. Box 3570
Hueytown, AL 35023

Send Tax Notice to:
Trent J. Hall

4113 YELLOW HERON LANE
Mobile, AL 36693

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Five Hundred Thousand and no/100 (\$1,500,000.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Johnny L. Jones and wife, Vickie M. Jones, (herein referred to as grantor, whether one or more), grants, bargains, sells and conveys unto Trent J. Hall, a married man, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the of the SW ¼ of the SW ¼ of Section 12, Township 20 South, Range 3 West; thence run West along the South line of said ¼-1/4, 322.13 feet; thence 121 degrees 15 minutes 55 seconds right and run for 447.17 feet to the point of beginning; thence continue Northeasterly for 125.43 feet; thence 85 degrees 16 minutes 00 seconds right and run Southeasterly for 395.22 feet to a point on the Westerly right of way line of U.S. Hwy. 31 south; thence 90 degrees 00 minutes 00 seconds right and run Southwesterly along said right of way line for 125.00 feet to the point 225.0 feet (as measured along said right of way line) Northerly of said South line of said Section; thence 90 degrees 00 minutes 00 seconds right and run Northwesterly for 405.57 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes due in the year of 2014, a lien, but not yet payable, until October 1, 2014.
2. Restriction, rights of way and easements of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.


20140724000228070 1/3 \$520.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 07/24/2014
State of Alabama
Deed Tax: \$500.00

4. Less and except any portion of subject property lying within a roadway or U.S. Highway No. 31.
5. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 197, page 371; Deed book 101, page 514; Deed Book 170, page 264 and Deed Book 14, page 169.
6. Easement reserved by John Lee as set out in Deed Book 192, page 54.

Recital: \$1,000,000.00 of the above stated consideration was provided by the proceeds of a purchase money mortgage of even date executed simultaneously herewith in favor of the above grantor.

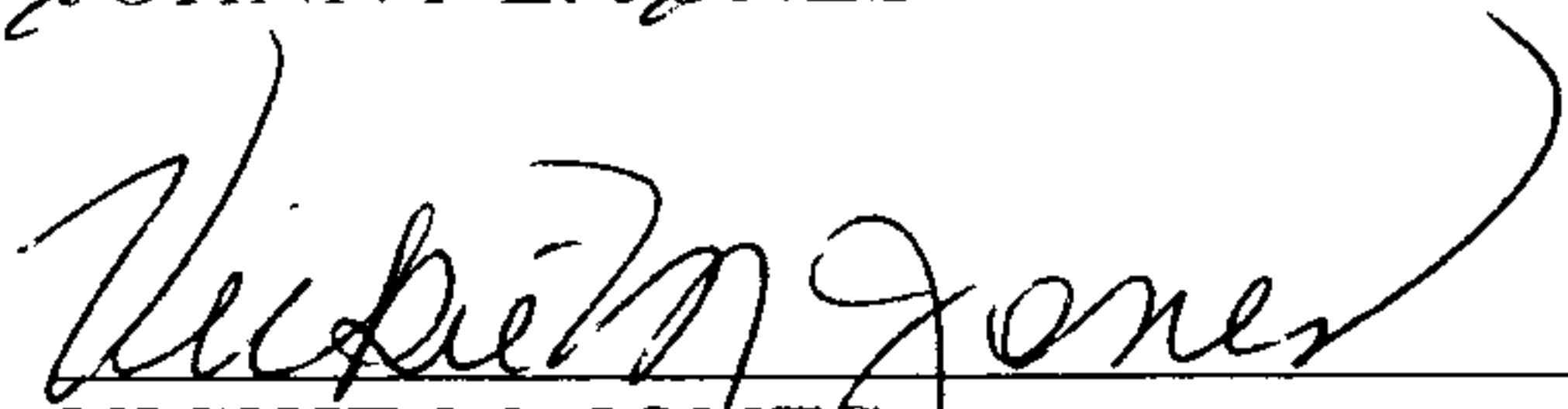
Recital: The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of July, 2014.

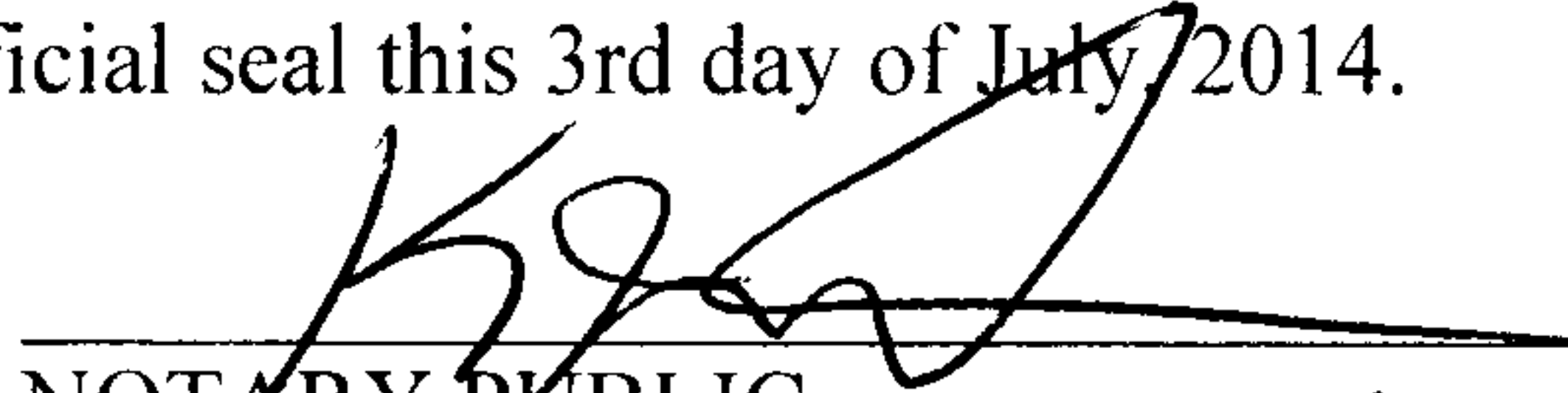
 (Seal)
JOHNNY L. JONES

 (Seal)
VICKIE M. JONES

STATE OF ALABAMA
JEFFERSON COUNTY

I, KENNY JOE AUSMAN, a Notary Public in and for said County, in said State, hereby certify that Johnny L. Jones and wife, Vickie M. Jones, 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 and official seal this 3rd day of July, 2014.


NOTARY PUBLIC

My commission expires: 12/27/2017


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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 JOHNNY L. JONES AND
Mailing Address VICKIE M. JONES
2548 Saddle Ridge Road
McCalla, AL 35111

Grantee's Name TRENT J. HALL
Mailing Address 4113 Yellow Heron Lane
Mobile, AL 36693

Property Address 2878 Highway 31 South
Pelham, AL 35124

Date of Sale 7/3/2014
Total Purchase Price \$ 1,500,000

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.

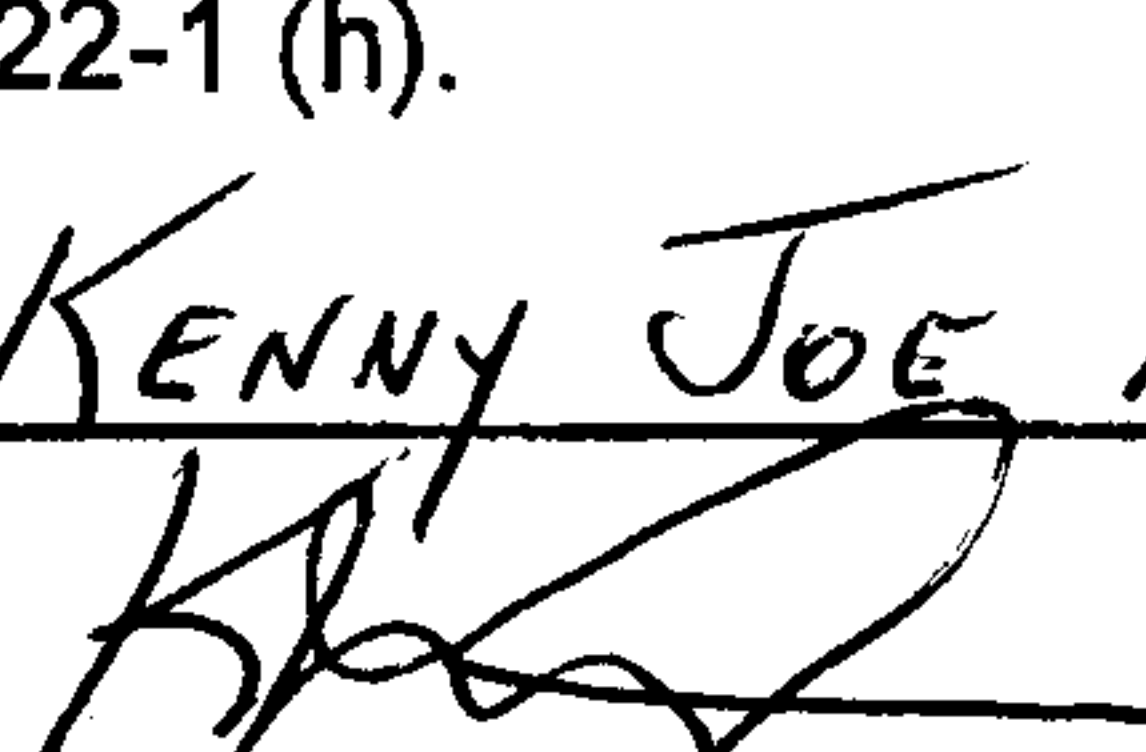
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/23/14

Print KENNY JOE AUSTIN

Sign



(Grantor/Grantee/Owner/Agent) circle one

CLOSING ATTORNEY

Form RT-1

Unattested

(verified by)

20140724000228070 3/3 \$520.00
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