
20140807000245630 1/5 \$77.50
Shelby Cnty Judge of Probate, AL
08/07/2014 11:33:15 AM FILED/CERT

This Instrument Was Prepared By:

Lynda Shelton
Alabama Power Company
Corporate Real Estate
600 North 18th Street
Birmingham, Alabama 35203

Send Tax Notice To:

Shirlene M. Epperson
60 Berry Lane
Montevallo, Alabama 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

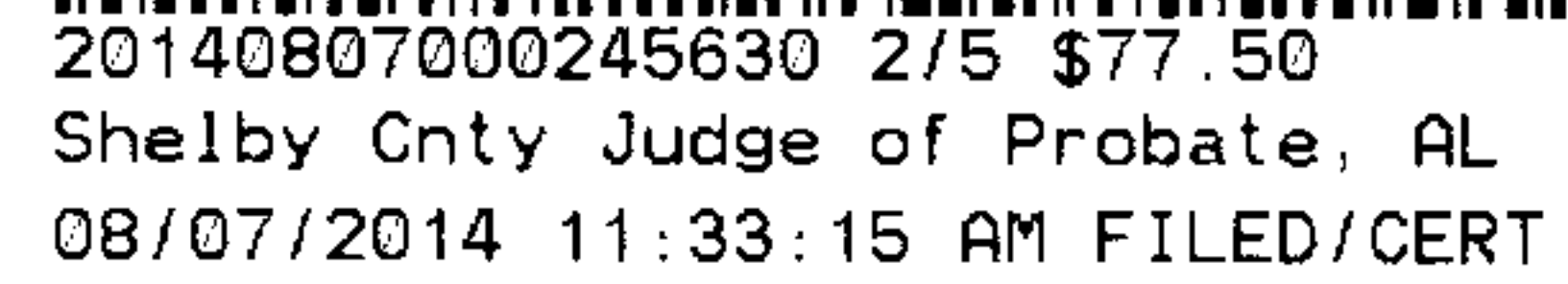
That in consideration of Fifty-One Thousand Five Hundred and No/100 Dollars (\$51,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **ALABAMA PROPERTY COMPANY**, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **SHIRLENE M. EPPERSON**, a single woman, (herein referred to as "Grantee"), the land in Shelby County, Alabama described on Exhibit A hereto, together with all rights, privileges and easements thereunto belonging, if any, but excluding all mineral and mining rights relating thereto to which Seller has title, (the "Property").

TO HAVE AND TO HOLD to the Grantee, its heirs, personal representatives, successors 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, including, without limitation, the following:

Shelby County, AL 08/07/2014
State of Alabama
Deed Tax: \$51.50




- a) Protective Covenants filed on October 9, 1997 in Instrument 1997-33019, in the Office of the Judge of Probate of Shelby County, Alabama. Among other restrictions and reservations, these Protective Covenants create and reserve an easement for utility service lines ten feet (10') inside of and adjacent to the lot lines.
7. Utility easements and facilities serving the Property, whether of record or not.
8. By its acceptance of this conveyance, Grantee, for itself and its heirs, personal representatives, successors and assigns, hereby acknowledges and covenants (i) that it accepts the Property "As Is" and "With All Faults", (ii) that it releases and waives any claim against Grantor, its employees, agents and contractors relating to the nature and condition of the Property, including, without limitation, the environmental condition thereof, and (iii) that it will protect, defend, hold harmless and indemnify Grantor, its employees, agents and contractors from and against any claim, demand, cause of action, liability, cost or expense (including reasonable attorneys' fees and legal expenses) to the extent arising out of the nature and condition of the Property.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of July 31st, 2014.

ALABAMA PROPERTY COMPANY

By: R. M. S. H. S. H.
Its: Vice President

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)


20140807000245630 3/5 \$77.50
Shelby Cnty Judge of Probate, AL
08/07/2014 11:33:15 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **R. Myrk Harkins**, whose name as Vice President of **ALABAMA PROPERTY 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 31st day of July, 2014.

Dorothy M. Reynolds
NOTARY PUBLIC

[Notarial Seal]

My Commission expires: 4/9/16

20140807000245630 4/5 \$77.50
Shelby Cnty Judge of Probate, AL
08/07/2014 11:33:15 AM FILED/CERT

EXHIBIT A

Description of Property

Lot or Site 153, according to the Alabama Power Company survey of Alabama Power Company Recreational Cottage Site Sector 7, located on Lay Dam Reservoir as recorded in Map Book 23, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, together with the non-exclusive right to use any access easement serving said lot as shown on the referenced drawing or plat.

Real Estate Sales Validation Form

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

Grantor's Name Shirlene Epperson
Mailing Address 60 Berry Ln
Montevallo, AL 35115

Grantee's Name Shirlene M. Epperson
Mailing Address 60 Berry Ln
Montevallo, AL 35115


Property Address 300 Tangled Way
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 51,500⁰⁰

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


20140807000245630 5/5 \$77.50
Shelby Cnty Judge of Probate, AL
08/07/2014 11:33:15 AM FILED/CERT

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 8/7/14

Print Shirlene M. Epperson

☐ Unattested
(verified by) _____

Sign Shirlene M. Epperson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1