

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Kelly Montgomery
4799 Grandwood Rd
Birmingham, AL 35210

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIFTY THOUSAND AND NO/00 DOLLARS (\$350,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Howard Morton Humphreys, Personal Representative and Trustee of the Trust created under the Last Will and Testament of Cletus B. Metzger, deceased, Shelby County Probate Case No. 2013-000725, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Kelly Montgomery, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

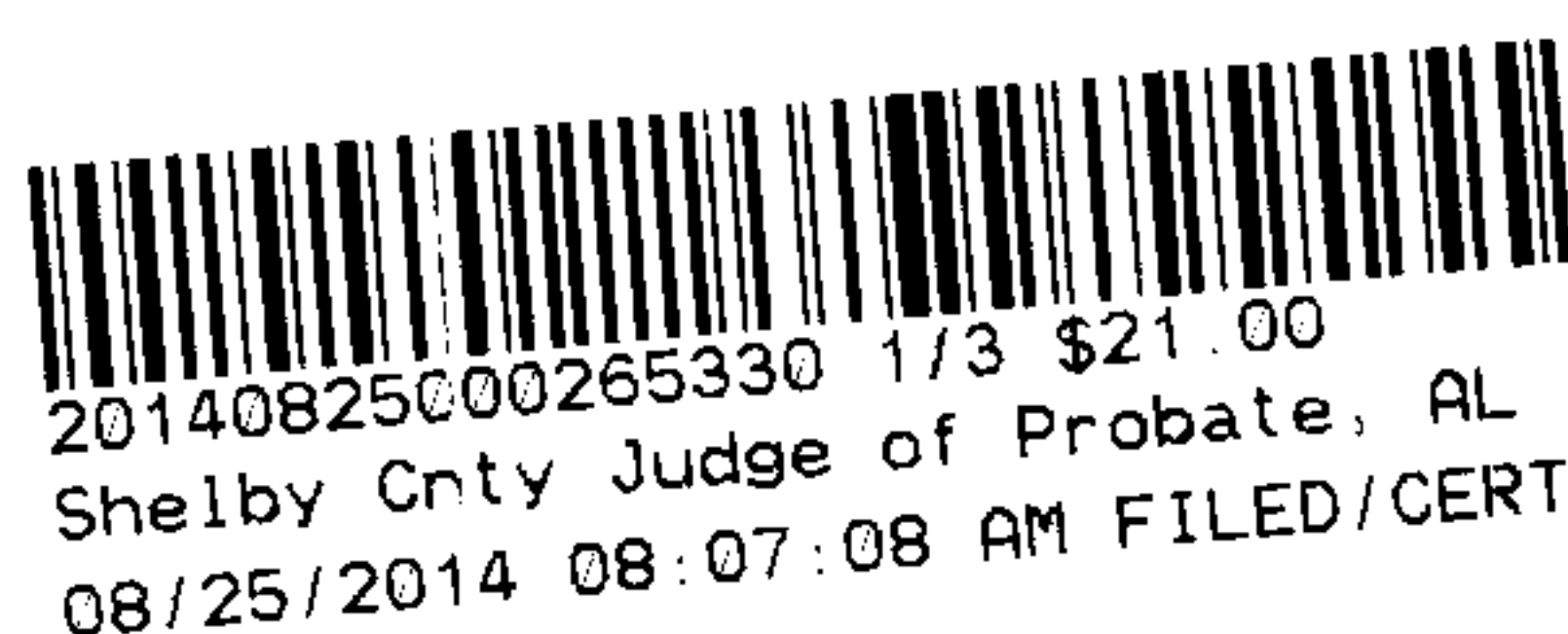
\$300,000.00 of the above recited purchase price is being paid by a mortgage being recorded simultaneously herewith.

\$ 50,000.00 of the above recited purchase price is being paid by a 2nd mortgage being recorded simultaneously herewith.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of August, 2014.



ESTATE OF CLETUS B. METZGER, DECEASED

Howard Morton Humphreys
Howard Morton Humphreys, Personal Representative
And Trustee of the Estate of Cletus B. Metzger, deceased,
Shelby County Probate Case No. PR-2013-000725

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Morton Humphreys, whose name as Personal Representative and Trustee of the Trust created under the Last Will and Testament of Cletus B. Metzger, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date in his capacity as such Personal Representative and Trustee.

Given under my hand and official seal this 21st day of August, 2014
~~November, 2005.~~

My Commission Expires: 9/12/15

Wallace R. Justice
Notary Public
A circular notary seal is located on the right side of the page. It contains the text: "NOTARY PUBLIC", "SHELBY COUNTY, ALABAMA", and "COMMISSION EXPIRES 9/12/15".

Exhibit "A"
Legal Description

A parcel of land being acreage in the West ½ of Southwest ¼ of Section 32, Township 19 South, Range 1 East and in the East ½ of Southeast ¼ of Section 31, Township 19 South, Range 1 East, and Lots 1, 2, 3 & 5 of Metzger Subdivision, as recorded in Map Book 40, Page 26, in the Office of the Judge of Probate of Shelby County Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 36 minutes 12 seconds West, a distance of 246.78'; thence North 04 degrees 32 minutes 16 seconds West, a distance of 73.82' to the POINT OF BEGINNING; thence South 89 degrees 58 minutes 10 seconds East, a distance of 293.70'; thence South 00 degrees 36 minutes 52 seconds East, a distance of 161.34'; thence South 45 degrees 47 minutes 48 seconds West, a distance of 318.75'; thence South 52 degrees 00 minutes 26 seconds East, a distance of 287.34' to a curve to the right, having a radius of 1000.00, a central angle of 05 degrees 14 minutes 10 seconds, and subtended by a chord which bears South 49 degrees 23 minutes 21 seconds East, and a chord distance of 91.36'; thence along the arc of said curve, a distance of 91.39'; thence South 45 degrees 24 minutes 12 seconds East, a distance of 94.20' to a curve to the left, having a radius of 1000.00, a central angle of 06 degrees 48 minutes 02 seconds, and subtended by a chord which bears South 48 degrees 48 minutes 13 seconds East, and a chord distance of 118.62'; thence along the arc of said curve, a distance of 118.69'; thence South 52 degrees 12 minutes 15 seconds East, a distance of 163.12'; thence South 49 degrees 49 minutes 54 seconds East, a distance of 193.85'; thence South 47 degrees 35 minutes 24 seconds East, a distance of 188.96'; thence South 45 degrees 55 minutes 49 seconds East, a distance of 367.89'; thence North 13 degrees 25 minutes 30 seconds East, a distance of 609.37'; thence North 76 degrees 32 minutes 51 seconds West, a distance of 259.73'; thence North 21 degrees 07 minutes 04 seconds East, a distance of 202.54'; thence South 63 degrees 29 minutes 33 seconds East, a distance of 252.64' to a non-tangent curve to the right having a radius of 520.44, a central angle of 32 degrees 43 minutes 04 seconds, and subtended by a chord which bears North 42 degrees 50 minutes 57 seconds East, and a chord distance of 293.17'; thence along the arc of said curve, a distance of 297.19' to a reverse curve to the left, having a radius of 638.00, a central angle of 16 degrees 30 minutes 17 seconds, and subtended by a chord which bears North 50 degrees 58 minutes 39 seconds East, and a chord distance of 183.15'; thence along the arc of said curve, a distance of 183.78'; thence North 42 degrees 42 minutes 53 seconds East, a distance of 272.78'; thence North 08 degrees 52 minutes 13 seconds West, a distance of 124.22'; thence South 89 degrees 32 minutes 43 seconds West, a distance of 1308.06' to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.



20140825000265330 2/3 \$21.00
Shelby Cnty Judge of Probate: AL
08/25/2014 08:07:08 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Estate of Cletus B. Metzger
252 Blue Spring Rd
Mailing Address Wilsonville, AL 35186

Grantee's Name Kelly Montgomery
Mailing Address 4799 Grantswood Rd
Birmingham, AL 35210

Property Address: 100 Shaw Lane
Wilsonville, AL 35186

Date of Sale August 21, 2014

Total Purchase Price \$ 350,000.00

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 8-21-14

Sign Howard Morton Humphreys
(Grantor/Grantee/Owner/Agent) circle one

Print Howard Morton Humphreys as pers rep

☐ Unattested

(Verified by)