



20141001000308220 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/01/2014 02:28:34 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:
(Name) H R Development, Inc.
(Address) 4102 Smokey Rd
Calera AL 35040

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **EIGHTY FIVE THOUSAND AND 00/100 (\$85,000.00) DOLLARS** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Central State Bank, an Alabama Banking Corporation** (herein referred to as Grantor), grants, bargains, sells and conveys unto **H R Development, Inc.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run North along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 153.38 feet to the point of beginning; thence continue along last described course a distance of 518.81 feet; thence turn an angle of 93 degrees 19 minutes 50 seconds right and run a distance of 130.00 feet; thence turn an angle of 86 degrees 40 minutes 10 seconds right and run a distance of 521.25 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated November 3, 2000.

ALSO:

A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 02 minutes 08 seconds West, a distance of 152.67 feet; thence South 85 degrees 36 minutes 31 seconds East, a distance of 118.46 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 04 degrees 36 minutes 08 seconds West, a distance of 160.41 feet; thence South 00 degrees 06 minutes 03 seconds East, a distance of 57.89 feet to the northerly R.O.W. line of Shelby County Highway 12, otherwise known as Smokey Road and the POINT OF ENDING OF SAID CENTERLINE. According to the survey of Rodney Shiflett, dated September 3, 2014.

SUBJECT TO:

- All taxes for 2015 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure deed dated Jul 10, 2014 and recorded on July 10, 2014 at 12:58:12 PM, in Instrument #20140710000209640 in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 12, 2013 and recorded on December 20, 2014 at 12:14-23 PM, in instrument #201331220000486950 in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America, as to the easement as hereinabove described.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 182; Deed Book 138, Page 158; and Deed Book 209, Page 249, in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 211, Page 617, in Probate Office.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTOR, EXECUTED ON EVEN DATE HEREWITH, IN THE AMOUNT OF \$75,000.00.

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

IN WITNESS WHEROF, I have hereunto set my hand and seal, this 24th day of September, 2014.

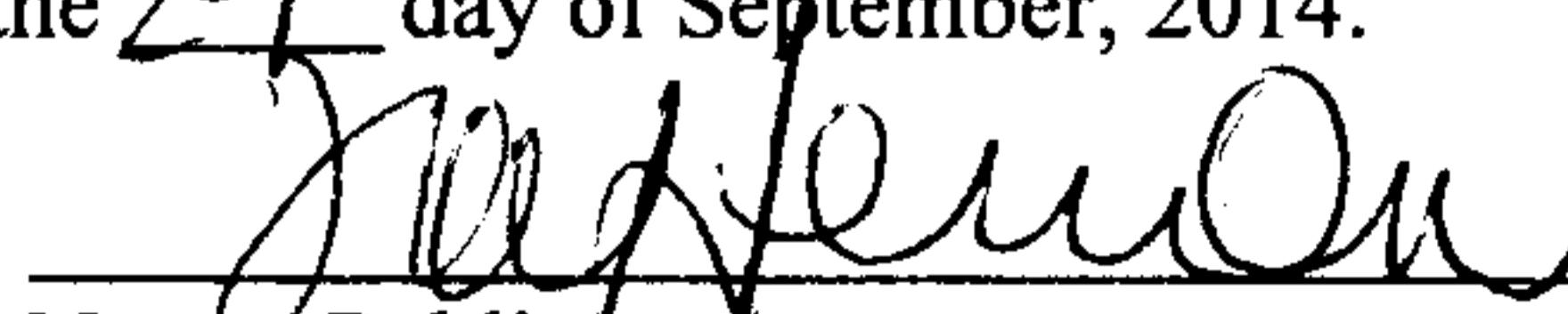
CENTRAL STATE BANK:


 By: Shane D. Schneider
 Its: President

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shane D. Schneider whose name as President of Central State Bank, an Alabama Banking Corporation 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 24th day of September, 2014.


 Notary Public My Commission Expires April 4, 2016
 My Commission Expires: _____



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank
Mailing Address P.O Box 180
Calera, AL 35040

Grantee's Name H R Development, Inc.
Mailing Address 4201 Smokey Rd
Calera AL 35040

Property Address 4159 Smokey Rd
Alabaster AL 35007

Date of Sale 9-26-14
Total Purchase Price \$85,000.00
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.

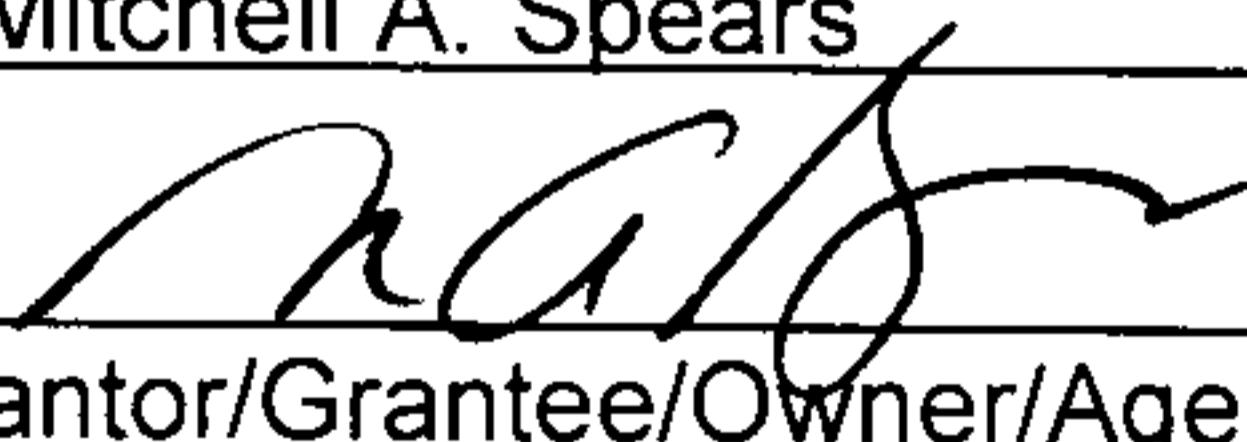
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

Print Mitchell A. Spears

Sign 
(Grantor/Grantee/Owner/Agent) circle one

