

This instrument was prepared by:
Holliman Law Firm
2491 Pelham Parkway
Pelham, AL 35124

Send tax notice to:
Judith B. Feltman
471 Lake Providence
Leeds, AL 35094

STATUTORY WARRANTY DEED


20150624000212600 1/4 \$247.50
Shelby Cnty Judge of Probate, AL
06/24/2015 02:41:24 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Four Hundred Forty-six Thousand Four Hundred and No/100 DOLLARS (\$446,400.00)

to the undersigned grantor,

Johnny R. Feltman and wife, Judith B. Feltman

(herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

Judith B. Feltman

(herein referred to as **GRANTEE**) the following described real estate, situated in Shelby County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

NOTE: Judith B. Feltman is one and the same person as Judith B. Groover.

NOTE: This deed was prepared with information furnished by the Grantee herein and relied upon by James A. Holliman.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

TO HAVE AND TO HOLD, to the said **GRANTEE**, her heirs and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and

seals, this the 27th day of May, 2015.

Johnny R. Feltman
JOHNNY R. FELTMAN
Judith B. Feltman
JUDITH B. FELTMAN

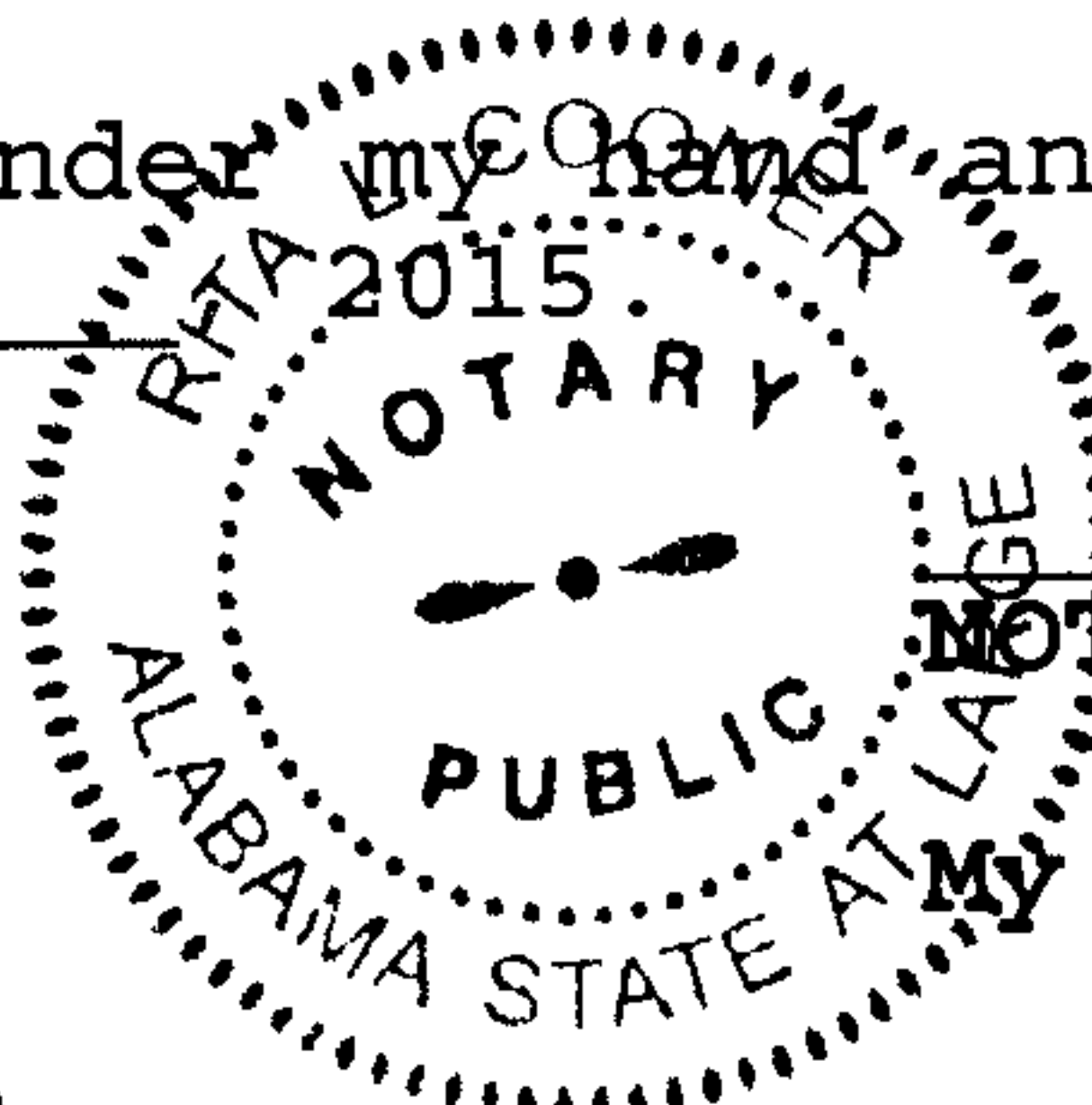
STATE OF ALABAMA)

JEFFERSON COUNTY)


20150624000212600 2/4 \$247.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny R. Feltman, whose name 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.

Given under my hand and official seal this 27th day of May, 2015.



Rita L. Cooner
NOTARY PUBLIC

My commission expires: 7/27/18

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy B. Feltman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2015.

Wainne G. Taylor
NOTARY PUBLIC

My commission expires: 1-24-2017

EXHIBIT "A"


20150624000212600 3/4 \$247.50
Shelby Cnty Judge of Probate, AL
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A Part of Lot 10 according to survey of Lake Providence recorded in Map Book 24, Page 73, being more particularly described as follows:

Commence at a pine knot in place accepted as the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, Shelby County Alabama, thence proceed South 65 degrees, 03 minutes, 47 seconds East for a distance of 375.15 feet to the POINT OF BEGINNING; from this beginning point proceed South 49 degrees, 49 minutes, 20 Seconds East for a distance of 763.40 feet; thence proceed North 36 degrees, 46 minutes, 15 seconds East for a distance of 619.09 feet; thence proceed North 68 degrees, 38 minutes, 15 seconds West for a distance of 405.35 feet to a point on the North boundary of said Section 7; thence proceed North 89 degrees, 33 minutes, 17 seconds West along the North boundary of said Section 7 for a distance of 387.92 feet; thence proceed South 50 degrees, 44 minutes, 10 seconds West a distance of 243.43 feet to the point of beginning. Being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East.

Plus a strip of land being 15 feet in equal width on the South side of the following described line: Commence at a 3" pipe in place being the Northwest corner of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 48 minutes 08 seconds East along the North boundary of said Section 8 for a distance of 951.01 feet to the point of beginning. From this beginning point proceed North 88 degrees 48 minutes 08 seconds West along the North boundary of said Section 8 for a distance of 951.01 feet; thence proceed North 89 degrees 33 minutes 17 seconds West along the North boundary of Section 7 for a distance of 481.49 feet.

Together with a 15 foot easement for ingress and egress lying 15 feet North of the following described line; Commence at a pine knot in place accepted as the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, Shelby County Alabama, thence proceed South 65 degrees, 03 minutes, 47 seconds East for a distance of 375.15 feet; thence proceed South 49 degrees, 49 minutes, 20 Seconds East for a distance of 763.40 feet; thence North 49 degrees 49 minutes 20 seconds West for a distance of 15 feet to point of beginning; thence turn left 90 degrees and run 350 degrees, more or less, to the East line of Common Drive Way No. 1 as established in Declaration of Easements, Protective Covenants and Restrictions for Lake Providence, recorded in Instrument # 1998-31129, amended in Instrument # 1998-44047, said point being the terminus of said easement.

Situated in Shelby County, Alabama.

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 R FELTMAN Grantee's Name JUDITH B. GROOVER
Mailing Address _____ Mailing Address 471 LAKE PROVIDENCE Ln

LEEDS AL 35094

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 446,400 1/2 INT
323,200



20150624000212600 4/4 \$247.50
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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 6-24-15

Print JUDITH B. GROOVER

Unattested

Sign Judith B. Groover

(verified by)

(Grantor/Grantee/Owner/Agent) circle one