

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
William W. Renneker, Jr.
4295 Sicard Hollow Rd
Birmingham, AL 35242

20150702000224130
07/02/2015 02:45:40 PM

DEEDS 1/3

E-RECORDED

simplifile

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

ID: 20150618000204140

County: Shelby County

Date: 6/18/15 Time: 9:00 AM

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Edward A. Childs, Jr.**, a married man, individually, and as Co-Trustee of the **Edward A. Childs Family Trust**; and **Paul Collier Childs**, a married man, individually, and as Co-Trustee of the **Edward A. Childs Family Trust**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **William W. Renneker, Jr.** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

See Legal Description Attached As Exhibit "A"

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 14, 2015.

[Signature]
Edward A. Childs, Jr.

[Signature]
Edward A. Childs, Jr. as Co-Trustee of the Edward A. Childs Family Trust

[Signature]
Paul Collier Childs

[Signature]
Paul Collier Childs as Co-Trustee of the Edward A. Childs Family Trust

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Edward A. Childs, Jr., whose name individually and as Co-Trustee for the Edward A. Childs Family Trust, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, both individually, and in his capacity as such Co-Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 14th day of May, 2015.

[Signature]
Notary Public



STATE OF Georgia
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Paul Collier Childs, whose name individually and as Co-Trustee for the Edward A. Childs Family Trust, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, both individually, and in his capacity as such Co-Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 13 day of May, 2015.

[Signature]
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of the NE1/4 of Section 25, Township 18 South, Range 2 West, more particularly described as follows: Begin at a point on the south line of said 1/4 - 1/4 section, said point being in the center of the Little Cahaba River; thence in an easterly direction along the south line of said 1/4 - 1/4 section, a distance of 962 feet to the SE corner of 1/4 - 1/4 section; thence 91 degrees, 51 minutes, 01 seconds left, in a northerly direction along the east line of said 1/4 - 1/4 section, a distance of 597.19 feet; thence 88 degrees, 14 minutes, 59 seconds left, in a westerly direction, a distance of 470 feet; thence 91 degrees, 45 minutes, 01 seconds left in a southerly direction for a distance of 205.00 feet; thence 91 degrees, 51 minutes, 01 seconds right in a westerly direction for a distance of 239.00 feet to a point in the center of said river; thence in a southwesterly direction along the center of said river a distance of 475 feet more or less to the point of beginning, said parcel located in Shelby County, Alabama. Less and except any portion lying within a public right of way.

As evidenced by that certain survey performed by Robert Reynolds, PLS No. 25657; said survey dated May 13, 2015.

Real Estate Sales Validation Form

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

Grantor's Name	Edward A. Childs, Jr., a married man, individually and as Co-Trustee of the Edward A. Childs Family Trust and Paul Collier Childs, a married man, individually and as Co-Trustee of the Edward A. Childs Family Trust	Grantee's Name	William W. Renneker, Jr.
Mailing Address	Parcel Adjacent to Cahaba Beach Lane AL 35242	Mailing Address	<u>4295 Sicard Hollow Rd</u> <u>Birmingham</u> <u>35242</u>
Property Address	Parcel Adjacent to Cahaba Beach Lane AL 35242	Date of Sale	May 14, 2015
		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	☐ 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 - Edward A. Childs, Jr., a married man, individually and as Co-Trustee of the Edward A. Childs Family Trust and Paul Collier Childs, a married man, individually and as Co-Trustee of the Edward A. Childs Family Trust, Parcel Adjacent to Cahaba Beach Lane, AL 35242.

Grantee's name and mailing address - William W. Renneker, Jr., , .

Property address - Parcel Adjacent to Cahaba Beach Lane, AL 35242

Date of Sale - May 14, 2015.

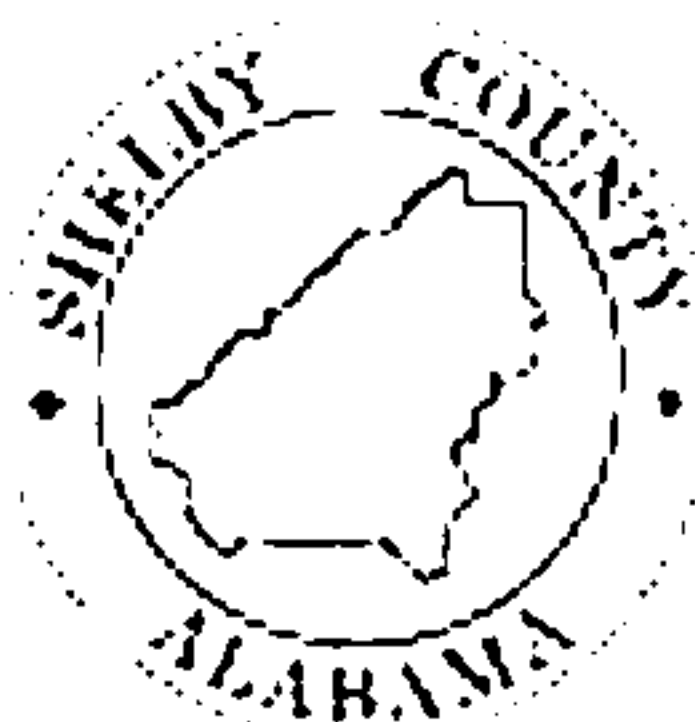
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: May 14, 2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2015 02:45:40 PM
\$21.00 DEBBIE
20150702000224130

Sign

Agent