

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No: S-15-22245

Send Tax Notice To: Eddie E. Lumpkin

100 Metro Pkwy
Pelham AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Jefferson

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard J. Euler, a married man and Richard J. Euler, II, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eddie E. Lumpkin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of July, 2015.

Richard J. Euler

Richard J. Euler II

State of NY

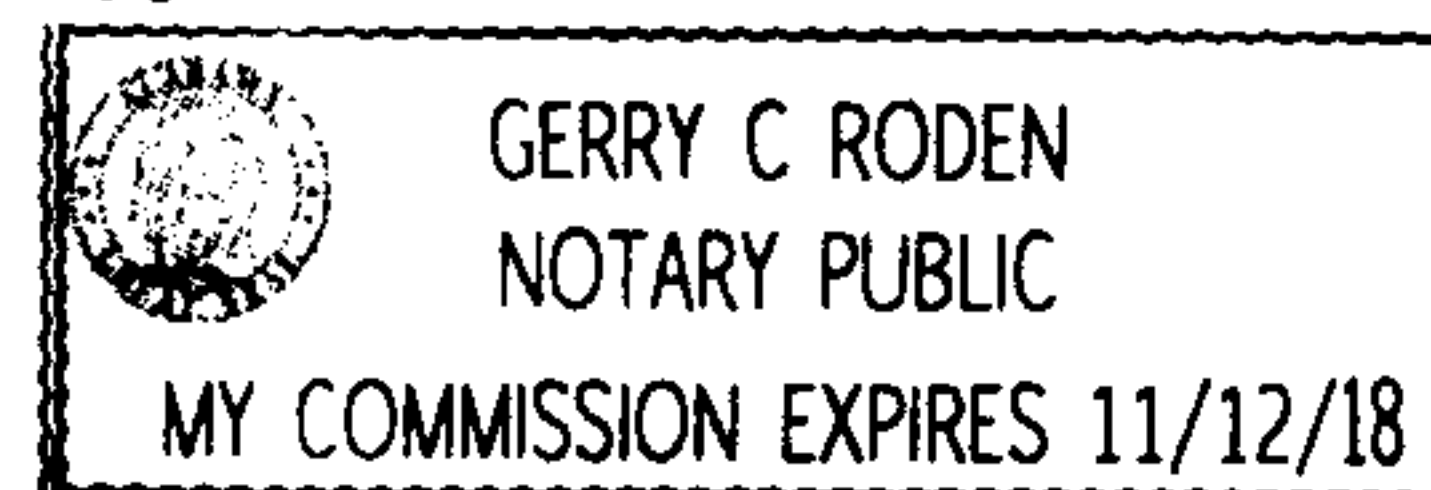
County of Herkimer

I, Marcia H. MacDonald, a Notary Public in and for the said County in said State, hereby certify that Richard J. Euler and Richard J. Euler II, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2015.

Marcia H. MacDonald
Notary Public, State of NY

My Commission Expires: 7/31/2017



Gerry Roden



20150707000227990 1/4 \$73.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:16 AM FILED/CERT

MARCIA H. MacDONALD
Notary Public, State of New York
No. 01HA5047393
Qualified in Herkimer County
My Commission Expires July 31, 2017

Shelby County, AL 07/07/2015
State of Alabama
Deed Tax: \$50.00

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

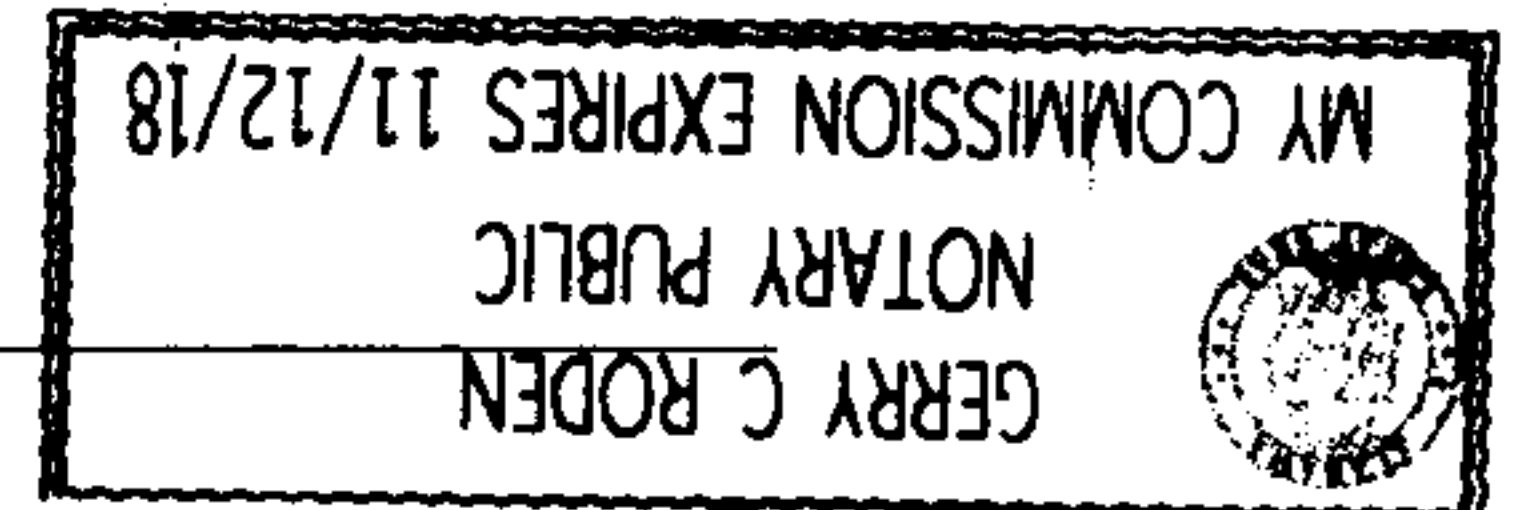
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard J. Euler, II, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of July, 2015.

Richard J. Euler

Notary Public

My Commission Expires: _____



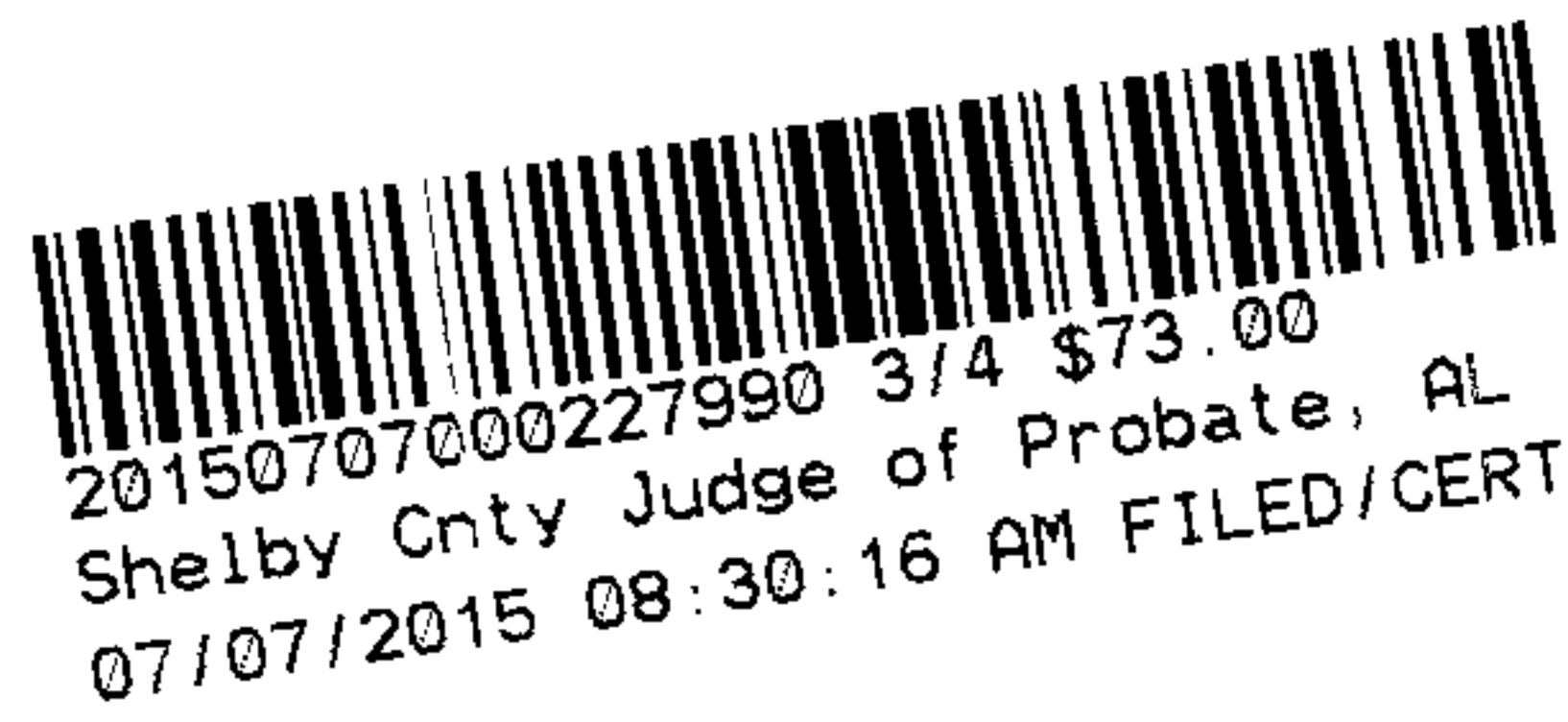
Gerry Roden

20150707000227990 2/4 \$73.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:16 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southwest quarter of the Southwest quarter of Section 20, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, more particularly described as follows: Begin at the Southwest corner of said quarter-quarter section, run thence northwardly along the West boundary line of said quarter-quarter section for a distance of 441.25 feet; thence turn an angle to the right of 91 degrees 25 minutes 30 seconds and run eastwardly for a distance of 740.8 to intersection with the northeasterly right of way line of Highway 150, said point being the point of beginning of the property here described; from the point of beginning thus obtained, continue eastwardly along said course last described for a distance of 20.45 feet; thence turn an angle to the right of 47 degrees 27 minutes and run southeastwardly along the northeasterly right of way line of said Highway 150 for a distance of 35.2 feet; thence turn an angle to the left of 85 degrees 22 minutes and run northeastwardly for a distance of 185.6 feet; thence turn an angle to the left of 94 degrees 38 minutes and run northwestwardly for a distance of 100 feet; thence turn an angle to the left of 85 degrees 22 minutes and run southwestwardly for a distance of 200.6 feet to the intersection with the northeasterly right of way line of said Highway 150; thence turn an angle to the left of 94 degrees 38 minutes and run southeastwardly along the northeasterly right of way line of said Highway 150, for a distance of 51.1 feet to the point of beginning. Situated in Jefferson County, Alabama, Bessemer Division.

LESS AND EXCEPT Property described in Lis Pendens Book LR200862, Page 7369.



20150707000227990 4/4 \$73.00
Shelby Cnty Judge of Probate, AL
07/07/2015 08:30:16 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	Richard J. Euler Richard J. Euler II	Grantee's Name	Eddie E. Lumpkin
Mailing Address		Mailing Address	100 Metro Parkway Pelham, AL 35124
Property Address	2021 Highway 150 Bessemer, AL 35022	Date of Sale	July 01, 2015
		Total Purchase Price	\$50,000.00
		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 - 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 of 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 June 29, 2015

Unattested

(verified by)

Print Richard J. Euler

Sign (Signature)

(Grantor/Grantee/Owner/Agent) circle one