

This Instrument was Prepared by:
April Clark
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham, AL 35124

File No.: S-15-22246

WARRANTY DEED

20150717000244480 1/3 \$635.00
Shelby Cnty Judge of Probate, AL
07/17/2015 02:29:18 PM FILED/CERT

State of Alabama
County of Jefferson } Know All Men by These Presents:

That in consideration of the sum of **Six Hundred Fifteen Thousand Dollars and No Cents (\$615,000.00)**, 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, **Charlotte L. Shelton**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin Jr.**, (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 grantor herein. Charlotte L. Shelton a/k/a Marie Shelton a/k/a Charlotte M. Shelton are all one in the same person. Charlotte L. Shelton a/k/a Marie Shelton a/k/a Charlotte M. Shelton is the surviving grantee in those certain deeds recorded in Real Volume 384, Page 621; Real Volume 938, Page 185; Real Volume 1027, Page 803; Real Volume 215, Page 839; Real Volume 215, Page 738; Real Volume 468, Page 783, and Real Volume 219, Page 140, in the Probate Office of Jefferson County, Alabama; the other grantee, Roy Shelton a/k/a Roy W. Shelton, having died on or about 20 May 2014.

\$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 16th day of July, 2015.

By: Charlotte L. Shelton
Joy Scurlock as Attorney In Fact
Charlotte L. Shelton
By: Joy Scurlock, as Attorney In Fact

Shelby County, AL 07/17/2015
State of Alabama
Deed Tax: \$615.00


State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joy Scurlock as Attorney In Fact for Charlotte L. Shelton, 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 16th day of July, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

EXHIBIT "A"
LEGAL DESCRIPTION


20150717000244480 2/3 \$635.00
Shelby Cnty Judge of Probate, AL
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PARCEL I:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 3 West; thence South 89 degrees 54 minutes 25 seconds West along the South thereof for a distance of 110.54 feet to a point on the Northerly right of way of State Highway #150, also to the beginning of a curve concave to the Southwest having a radius of 1348.41 feet and a central angle of 6 degrees 13 minutes 01 seconds and being subtended by a chord which bears North 39 degrees 06 minutes 50 seconds West for 146.24 feet; thence Northwesterly along said curve for a distance of 146.31 feet; thence North 42 degrees 13 minutes 21 seconds West tangent to said curve and along said right of way for a distance of 104.26 feet; thence North 54 degrees 35 minutes 59 seconds West for a distance of 72.12 feet to a point on the Westerly right of way line of Maxwell Road and the point of beginning, said point being located on the Northerly right of way of State Highway #150; thence North 54 degrees 39 minutes 01 seconds West along said right of way for a distance of 126.34 feet; thence North 40 degrees 44 minutes 04 seconds West along said right of way for a distance of 164.48 feet; thence leaving said right of way North 52 degrees 05 minutes 27 seconds East for a distance of 164.26 feet; thence North 42 degrees 32 minutes 33 seconds West for a distance of 100.00 feet; thence South 52 degrees 05 minutes 27 seconds West for a distance of 161.41 feet to said Northerly right of way of #150; thence North 42 degrees 13 minutes 21 seconds West along said right of way for a distance of 126.55 feet; thence North 52 degrees 59 minutes 23 seconds East for a distance of 165.41 feet; thence North 38 degrees 10 minutes 56 seconds East for a distance of 72.93 feet; thence North 30 degrees 42 minutes 18 seconds East for a distance of 152.94 feet; thence South 89 degrees 36 minutes 10 seconds East for a distance of 417.30 feet to a found 3-inch capped pipe located on the Easterly line of said 1/4 - 1/4 Section; thence South 89 degrees 50 minutes 31 seconds East for a distance of 142.21 feet; thence South 16 degrees 48 minutes 54 seconds West for a distance of 384.62 feet to the beginning of a curve tangent to said line; thence Southerly and Southwesterly a distance of 217.28 feet along the curve concave to the Northwest, having a radius of 335.00 feet and a central angle of 37 degrees 09 minutes 40 seconds; thence South 53 degrees 58 minutes 34 seconds West tangent to said curve for a distance of 111.76 feet to the beginning of a curve tangent to said line; thence Southwesterly and Westerly a distance of 115.99 feet along the curve concave to the North, having a radius of 225.00 feet and a central angle of 29 degrees 32 minutes 14 seconds; thence South 83 degrees 30 minutes 47 seconds West tangent to said curve for a distance of 21.89 feet to the point of beginning.

PARCEL II:

Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 3 West; thence South 89 degrees 54 minutes 25 seconds West along the South line thereof for a distance of 110.54 feet to a point on the Northerly right of way of State Highway #150, also to the beginning of a curve concave to the Southwest having a radius of 1348.41 feet and a central angle of 6 degrees 13 minutes 01 seconds and being subtended by a chord which bears North 39 degrees 06 minutes 50 seconds West for 142.24 feet; thence Northwesterly along said curve for a distance of 146.31 feet; thence North 42 degrees 13 minutes 21 seconds West tangent to said curve and along said right of way for a distance of 104.26 feet to a point on the Easterly right of way of Maxwell Road and the point of cusp on a curve concave to the North having a radius of 275.00 feet and a central angle of 13 degrees 24 minutes 06 seconds and being subtended by a chord which bears North 70 degrees 10 minutes 19 seconds East for 64.18 feet; thence Easterly and Northeasterly along said curve and said right of way for a distance of 64.32 feet; thence South 40 degrees 06 minutes 18 seconds East for a distance of 88.54 feet; thence South 89 degrees 07 minutes 35 seconds East for a distance of 149.87 feet to the Easterly line of said 1/4 - 1/4 Section; thence South 02 degrees 15 minutes 21 seconds East along said easterly line for a distance of 142.38 feet to the point of beginning.

PARCEL III:

Commence at the SE SE corner of the SW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 3 West; thence run North 02 degrees 15 minutes 21 seconds East along the East line of said 1/4 - 1/4 Section for a distance of 142.38 feet to the point of beginning; thence North 01 degrees 03 minutes 25 seconds West for a distance of 229.93 feet to the Easterly right of way of Maxwell Road and to the beginning of a curve concave to the Northwest having a radius of 385.00 feet and a central angle of 22 degrees 02 minutes 39 seconds and being subtended by a chord which bears North 27 degrees 50 minutes 13 seconds East for 147.21 feet; thence Northeasterly and Northerly along said right of way and said curve for a distance of 148.13; thence along said right of way North 16 degrees 48 minutes 54 seconds East tangent to said curve for a distance of 5.86 feet; thence South 73 degrees 28 minutes 13 seconds East for a distance of 147.99 feet; thence South 16 degrees 31 minutes 47 seconds West for a distance of 152.41 feet; thence South 42 degrees 58 minutes 45 seconds West for a distance of 241.62 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Charlotte L. Shelton
Mailing Address 1284 Stratton Place
Brentwood, TN 37027

Grantee's Name Edwin B. Lumpkin Jr.
Mailing Address 100 Metro Parkway
Pelham, AL 35124

Property Address 2027 Highway 150
Bessemer, AL 35022


Date of Sale July 2015
Total Purchase Price \$615,000.00

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other


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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 July 01, 2015

Print Charlotte L. Shelton

 Unattested

Sign Charlotte L. Shelton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

By: Joy Scullock
Attorney In Fact

Form RT-1