

SEND TAX NOTICE TO:
Justin and Alyssa Stinnett
132 Cambridge Park Lane
Montevallo, AL 35115

This Document Prepared By:
Garry W. Abbott, Attorney
1722 Second Avenue North
Bessemer, AL 35020

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR by the GRANTEES herein, the receipt whereof is acknowledged, I,

DAVID P. HENDERSON, JR., an unmarried man

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

JUSTIN N. STINNETT and wife, ALYSSA STINNETT

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

NOTE: The above described property is not the homestead of the Grantor.

NOTE: Title was not examined by the preparer of this document but was prepared by information furnished by grantor herein.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

Shelby County, AL 09/04/2015
State of Alabama
Deed Tax: \$240.50


20150904000310300 1/4 \$263.50
Shelby Crty Judge of Probate, AL
09/04/2015 02:45:01 PM FILED/CERT

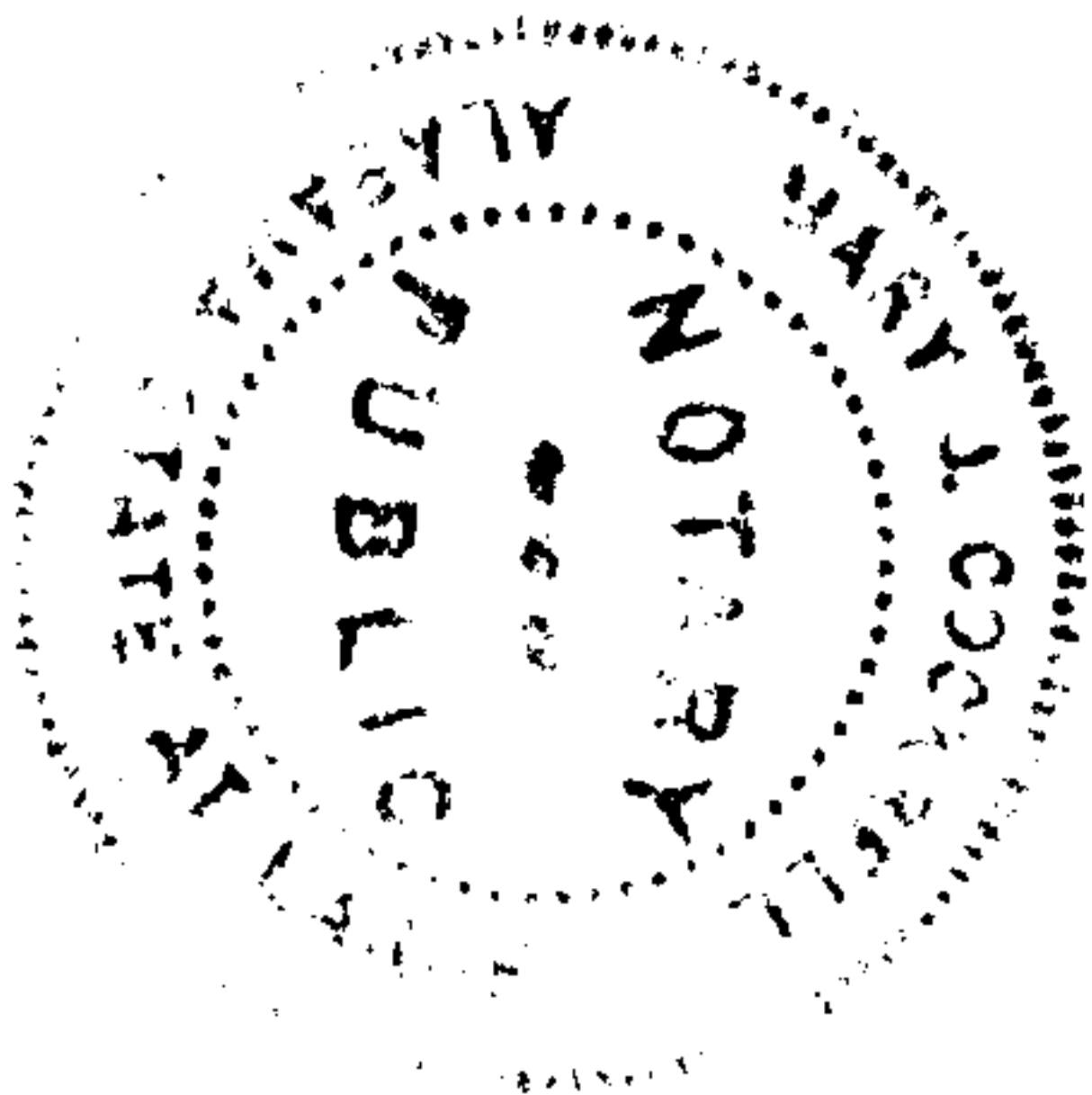
IN WITNESS WHEREOF, the said **David P. Henderson, Jr.** has hereunto subscribed his name and seal, on this the 30th day of September, 2014.

David P. Henderson, Jr.
DAVID P. HENDERSON, JR.

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **DAVID P. HENDERSON, JR.**, 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 30th day of September, 2014.



Mary J. Cockrell
NOTARY PUBLIC

My Commission Expires: 3/21/18

20150904000310300 2/4 \$263.50
Shelby Cnty Judge of Probate, AL
09/04/2015 02:45:01 PM FILED/CERT

EXHIBIT A

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Beginning at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 93.00 feet to a rebar corner; thence turn 64 degrees 27 minutes 40 seconds right and run east-northeasterly 949.10 feet to a rebar corner; thence turn 62 degrees 25 minutes 28 seconds right and run southeasterly 477.57 feet to a rebar corner; thence turn 91 degrees 26 minutes 10 seconds right and run southwesterly 832.81 feet to a rebar corner; thence turn 46 degrees 20 minutes 42 seconds right and run westerly along the South line of said Section 3 for a distance of 552.46 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

EASEMENT AREA:

A 60' Easement running along the west property line of 16.14 acres, as shown on the plat of Oak Hill Township, as recorded in Map Book 37, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Sections 3 and 4, Township 24 North, Range 12 East, lying 30' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 3, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama; thence N90°00'00"E, a distance of 30.01' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N01°27'05"W, a distance of 338.14'; thence N30°46'35"W, a distance of 203.76'; thence N06°43'07"E, a distance of 97.07' to the POINT OF ENDING OF SAID CENTERLINE.


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Real Estate Sales Validation Form

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

Grantor's Name David Henderson
Mailing Address Bham AL

Grantee's Name Justin Stinnett
Mailing Address 132 Cambridge Park Ln.
Montevallo al 35115

Property Address 132 Cambridge Park Ln
Montevallo al 35115

Date of Sale 9/30/14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 240,440



20150904000310300 4/4 \$263.50
Shelby Cnty Judge of Probate, AL
09/04/2015 02:45:01 PM FILED/CERT

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 9-4-15

Print Justin Stinnett

☐ Unattested

(verified by)

Sign Justin Stinnett

(Grantor/Grantee/Owner/Agent) circle one