

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

20151020000366650
10/20/2015 03:56:34 PM
DEEDS 1/3

Send tax notice to:
Patrick Daniel Thomas Irrevocable Trust
c/o BancorpSouth Bank
4680 Hwy 280 East
Birmingham, Alabama 35242
Attn: Roger W. Smith

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Two Thousand and 00/100 Dollars (\$402,000)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Jeffrey D. Hester and his wife Felecia W. Hester

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

BancorpSouth Bank as Trustee of the Patrick Daniel Thomas Irrevocable Trust, dated December 17, 2014

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

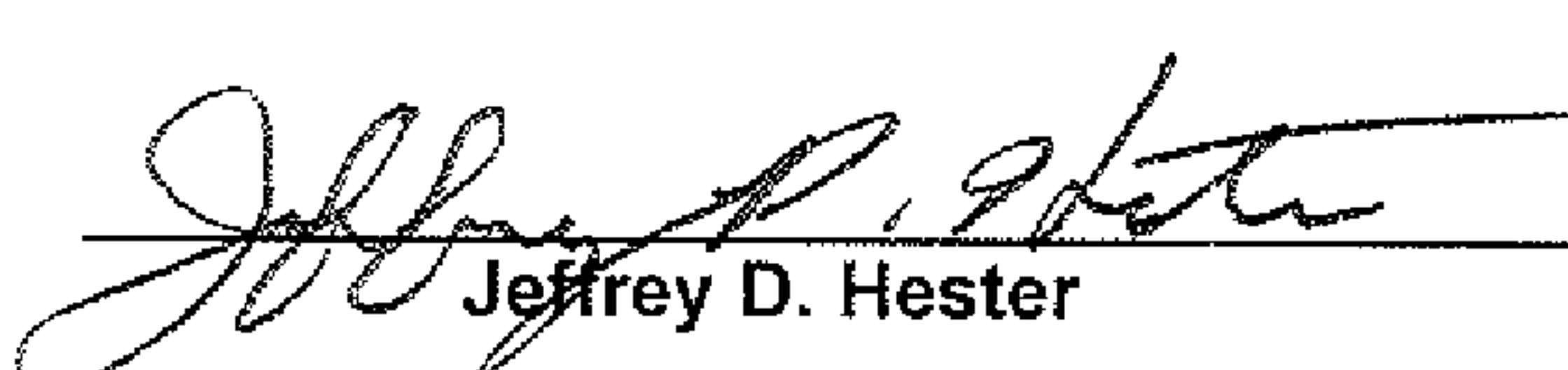

See Exhibit "A" attached hereto

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

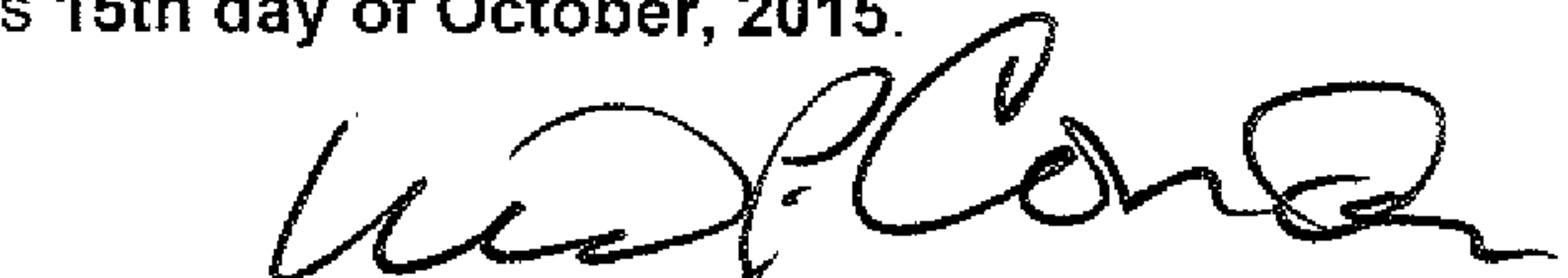
IN WITNESS WHEREOF, we have set our hands and seals, this **15th day of October, 2015.**

 (Seal)  (Seal)
Jeffrey D. Hester Felecia W. Hester

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jeffrey D. Hester and Felecia W. Hester** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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


Notary Public: David P. Condon
My Commission Expires: 2/12/2018

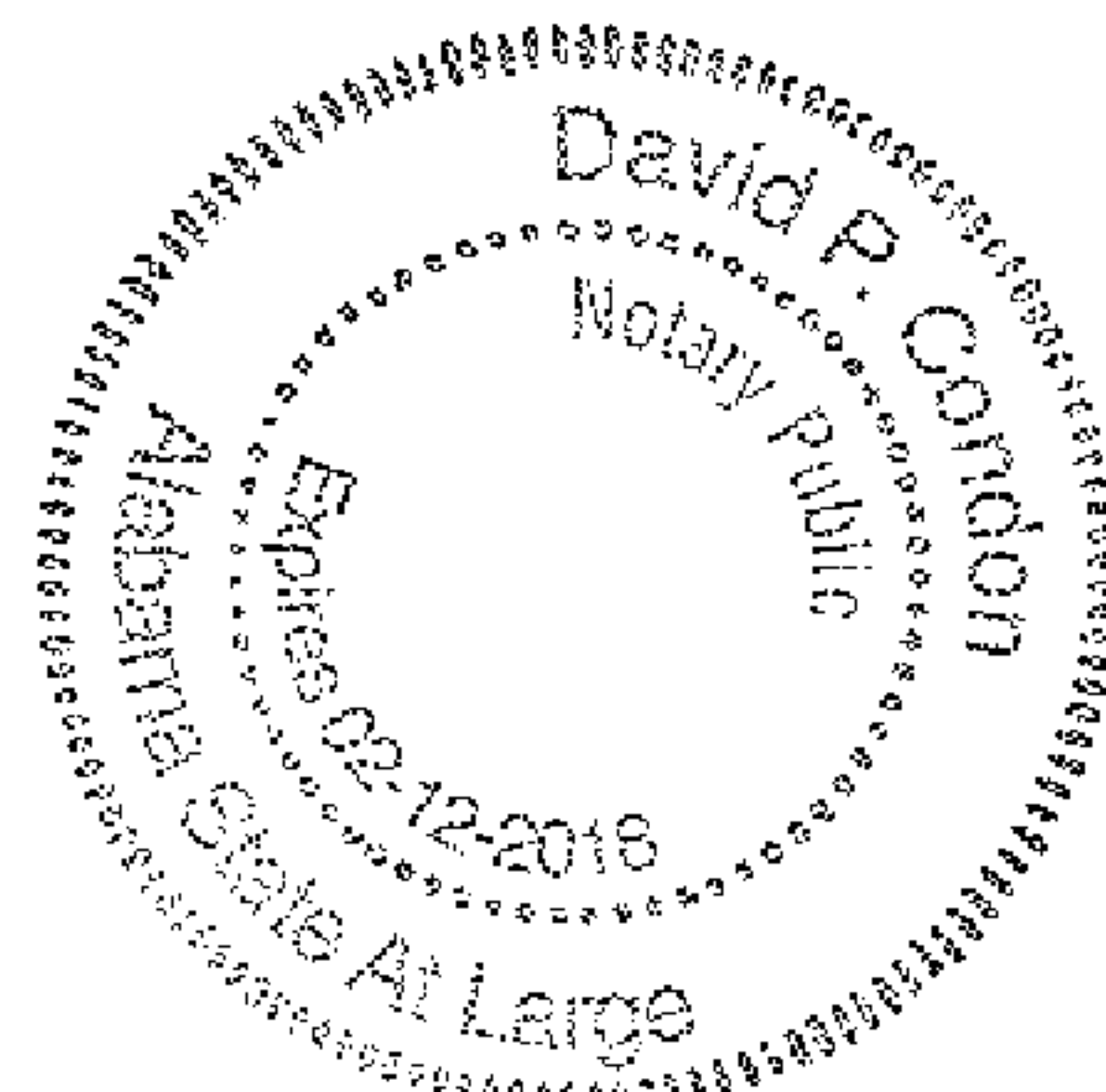


Exhibit "A"

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PARCEL I:

Lot 5-A, according to Green Valley Realty's Resurvey of Lots 4, 6 and 7, Royal Oaks, Sixth Sector, as recorded in Map Book 19, Page 168, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Begin at the NW corner of Lot 5, a Resurvey of Royal Oaks, 6th Sector, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama, being located in Shelby County. Thence continue Westerly along North line of $\frac{1}{4}$ - $\frac{1}{4}$ section 85 more or less to the NW corner of $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the left and run Southeasterly along the West line one hundred feet. Thence turn an angle to the left and run 85 feet, more or less, to the Southwest corner of Lot 5-A, Resurvey, Royal Oaks, 6th Sector; thence turn an angle to the left and run 100 feet along the West line of said Lot 5-A 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 Juffeaf D. Hester
Mailing Address Elecia W. Hester
120 Royal Place
Delham, AL 35124

Grantee's Name Daniel Thomas Teavable
Mailing Address 4680 Hwy 280 East
Birmingham, AL 35212

Property Address 120 Royal Place
Delham, AL 35124

Date of Sale 10-15-2015
Total Purchase Price \$ 402,000.00

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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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 10/20/15

Unattested

(verified by)

Print Dawn Baggett for David P. Anderson Jr.
Sign Dawn Baggett
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/20/2015 03:56:34 PM
\$422.00 CHERRY
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[Signature]