

This instrument was prepared by:

Send tax notice to:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Colbert Frederick Clark
2150 Mystic Valley View
Sterrett, Alabama 35147

20151027000374050
10/27/2015 11:48:52 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012-216294, Jefferson County, Alabama, and as Trustee of the Lindsay Jo Vinsant Special Needs Trust created under the Last Will and Testament of Joyce L. Vinsant, deceased, Probate Case No. 216294, Jefferson County, Alabama.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Colbert Frederick Clark

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

See Exhibit "A" attached hereto

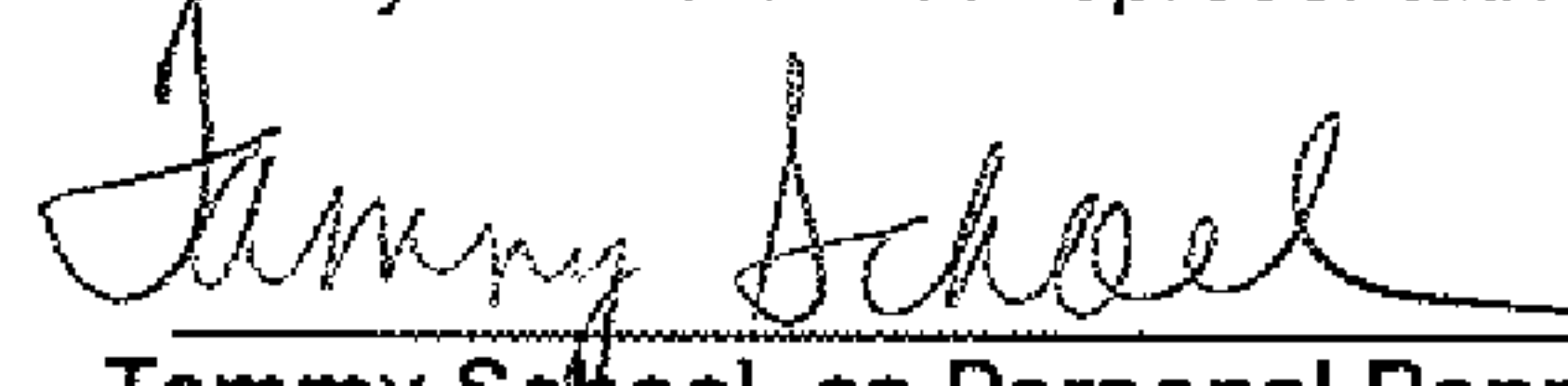
This deed executed by the Grantor solely in her capacities named herein, and nothing shall be construed as creating any obligation on her part in her individual, non-representative capacity. The Grantor expressly limits her liability hereunder to the property now held in her representative capacities.

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

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **22nd day of October, 2015.**

 (Seal)
**Tammy Schoel, as Personal Representative
 Of the Estate of Joyce L. Vinsant, deceased,
 Probate Case No. 2012-216294 in Jefferson
 County, Alabama, and Tammy Schoel, as
 Trustee of the Lindsay Jo. Vinsant Special
 Needs Trust**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Tammy Schoel** as Personal Representative of the Estate of Joyce L. Vinsant, deceased and **Trustee of Lindsay Jo Vinsant Special Needs Trust** 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 and with full authority as such **Personal Representative Trustee** she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of October, 2015.**


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

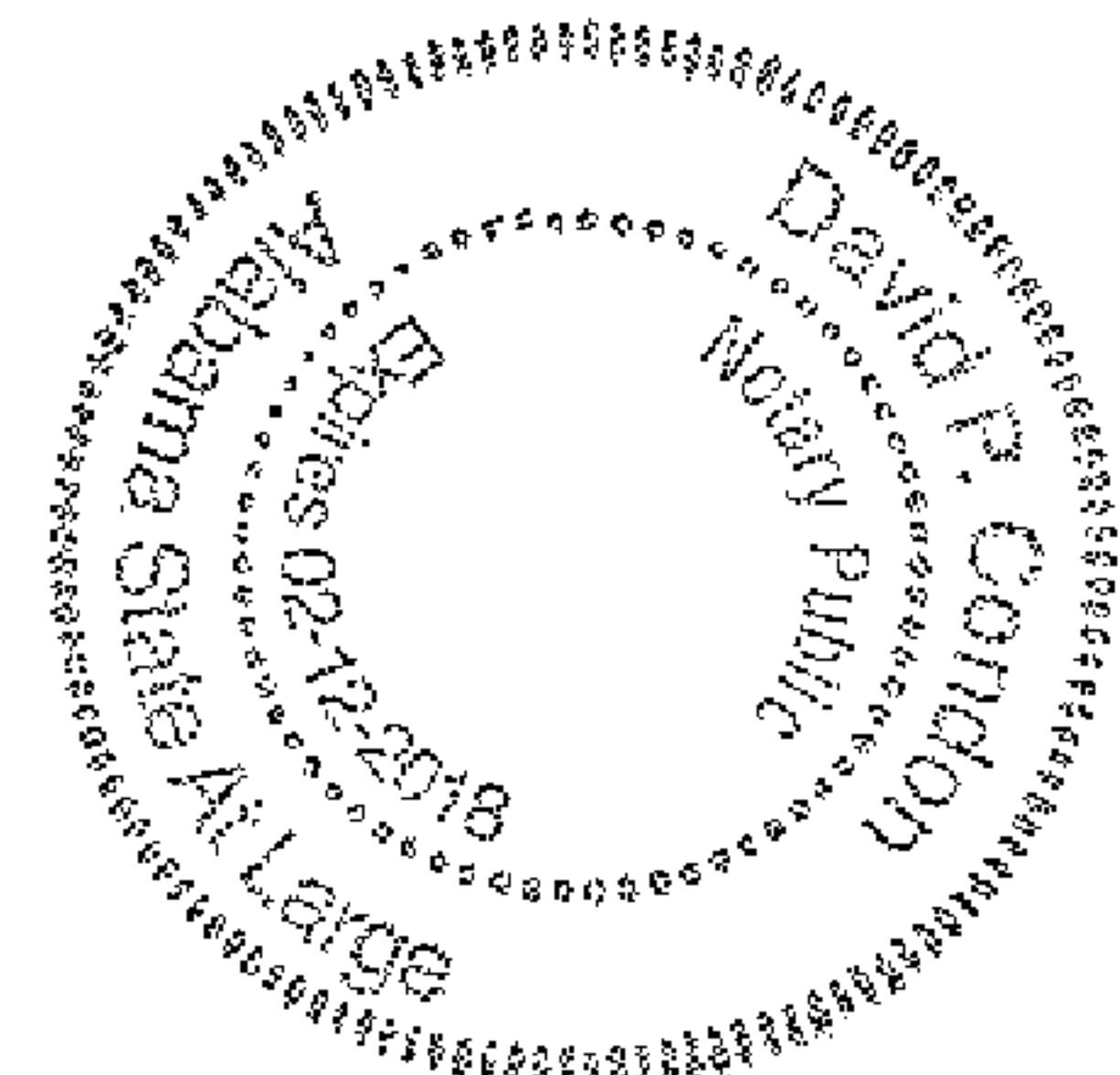


EXHIBIT A
Legal Description

The NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, all in Section 28, Township 18 South, Range 1 East, LESS AND EXCEPT a parcel containing 3 acres more or less of land in the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 28. Said parcel has equal distances on each side.

ALSO:

A 50 foot wide easement lying East of and adjacent to the West section line of Section 28, Township 18 South, Range 1 East, said easement begins at a point 432.60 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East and runs North to the South right of way line for County Road #43 AND ALSO the following described centerline of a 25 foot wide easement as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the section line for 445.10 feet; thence right 90°00'00" for 50.0 feet to the point of beginning; thence continue on the same line for 196.11 feet; thence right 3°14'00" for 494.88 feet; thence left 3°02'30" for 700.0 feet; thence Southeast for 1280 feet more or less to the West 1/4-1/4 line for the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East. Said point being 12.5 feet South of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East and the point of ending.

All being situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Lindsay Jo Vinsant Special Needs Trust

Mailing Address: 9008 Bear Creek Road Sterrett, Alabama, 35147

Date of Sale: October 22nd, 2015

Property Address: 9008 Bear Creek Road Sterrett, Alabama, 35147

Total Purchase Price: \$230,000 Or

Actual Value: \$ Or

Grantee Name: Colbert Frederick Clark \$

Assessor's Market Value:

Mailing Address: 9008 Bear Creek Road Sterrett, AL, 35147

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, XX 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 Section 40-22-1 (h).

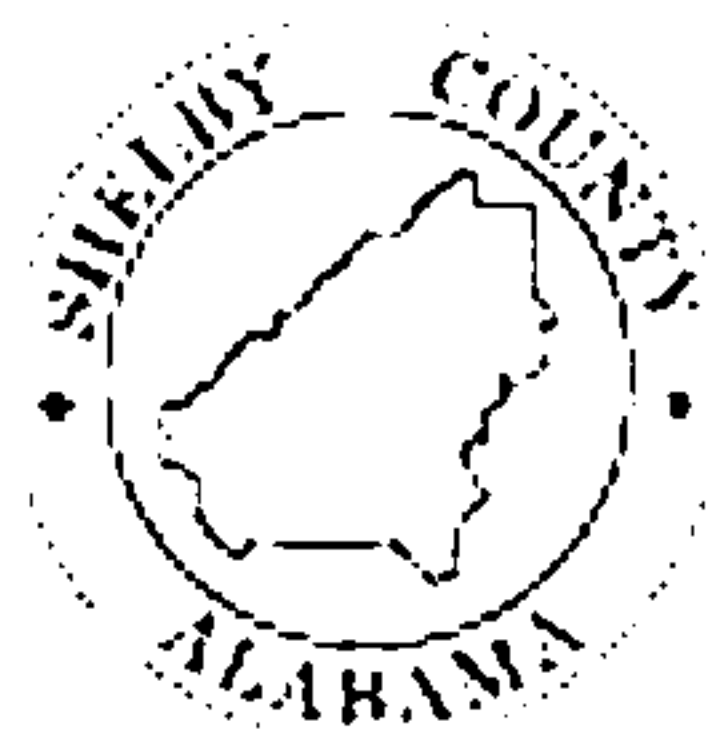
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: October 22nd, 2015 Print:

Colbert Frederick Clark

Unattested (verified by)

Sign: (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 10/27/2015 11:48:52 AM \$250.00 CHERRY 20151027000374050

Handwritten signature