

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Michael Poskey
791 Ridgeview Lake Road
Alabaster, AL 35007

20151102000381270
11/02/2015 02:41:45 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars (\$129,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Charles Lanier and Cereta G. Lanier, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Poskey (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

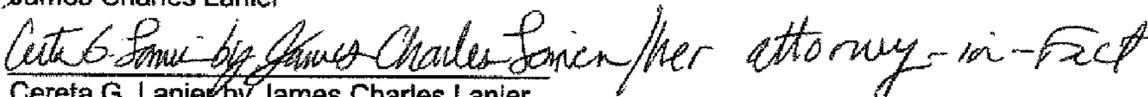
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirteen Thousand One Hundred Twenty-Two And 50/100 Dollars (\$113,122.50) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 2, 2015.


James Charles Lanier


Cereta G. Lanier by James Charles Lanier,
her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Charles Lanier, individually, and as Attorney in Fact for Cereta G. Lanier, 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/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 2nd day of November, 2015.


Notary Public
My commission expires:



EXHIBIT "A"

Begin at the SW corner of the SE ¼ of the SE ¼ of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 90°00'00"E, a distance of 1345.14' to the SE corner of the SE ¼ of the SE ¼ of above said Section 32; thence N 46°49'28"W, a distance of 1922.90' to the NW corner of the SE ¼ of the SE ¼ of above said Section 32; thence S 02°29'16"E, a distance of 1316.96' to the POINT OF BEGINNING. Said parcel containing 20.31 acres more or less.

20151102000381270 11/02/2015 02:41:45 PM DEEDS 2/3

20151102000381270 11/02/2015 02:41:45 PM DEEDS 3/3

Grantor's Name James Charles Lanier and Cereta G. Lanier Grantee's Name Michael Poskey
Mailing Address 791 Ridgeview Lake Road Alabaster, AL 35007 Mailing Address 791 Ridgeview Lake Rd
Alabaster AL 35007
Property Address 791 Ridgeview Lake Road Alabaster, AL 35007 Date of Sale November 2, 2015
Total Purchase Price \$129,900.00
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 - James Charles Lanier and Cereta G. Lanier, 791 Ridgeview Lake Road, Alabaster, AL 35007.

Grantee's name and mailing address - Michael Poskey, , .

Property address - 791 Ridgeview Lake Road, Alabaster, AL 35007

Date of Sale - November 2, 2015.

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: November 2, 2015

Sign Michael Poskey
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2015 02:41:45 PM
\$37.00 CHERRY
20151102000381270

James W. Fuhrmeister