This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to:

Leigh Kent-Scherzer
167 Twin Oak Lane

Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTY THREE THOUSAND AND NO/00 DOLLARS (\$63,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Robert D. Ashworth, Jr. and Vicki L. Ashworth, as Trustees of the Robert D. and Vicki L. Ashworth Revocable Living Trust, dated October 26, 2009, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Leigh Kent-Scherzer, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Shelby County, AL 12/01/2015 State of Alabama Deed Tax:\$63.00

Subject to:

- 1. Taxes for 2016 and subsequent years.
- 2. Riparian rights and the title to any filled in lands.
- 3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
- 4. Encroachment(s) of fence(s) onto and off of the land as shown by the survey of Ray Weygand dated November 5, 2015.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of November, 2015.

The Robert D. and Vicki L. Ashworth Revocable Living Trust

20151201000410530 1/4 \$86.00 Shelby Cnty Judge of Probate, AL 12/01/2015 12:07:04 PM FILED/CERT

BY: Vicki L. Ashworth, as Trustee

BY: Robert D. Ashworth, Jr., as Trustee

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert D. Ashworth, Jr. and Vicki L. Ashworth, as Trustees under The Robert D. and Vicki L. Ashworth Revocable Living Trust and 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 in their authorized capacity as Trustee on the day the same bears date.

Given under my hand and official seal this _____ day of ______, 2015.

My Commission Expires:

Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of Section 9, Township 19 South, Range 2 East, located in Shelby County, Alabama. Thence run in a Southerly direction along the West boundary of said section a distance of 405.05 feet to the point of beginning; thence continue along same course a distance of 306.59 feet; thence deflect right 00 deg. 34 min. 46 sec. and run a distance of 486.73 feet; thence deflect right 1 deg. 09 min. 44 sec. and run a distance of 53.19 feet; thence deflect right 139 deg. 52 min. 57 sec. and run a distance of 67.15 feet; thence deflect right 14 deg. 12 min. 30 sec. and run a distance of 225.34 feet; thence deflect left 28 deg. 51 min. 56 sec. and run a distance of 72.12 feet; thence deflect left 13 deg. 22 min. 42 sec. and run a distance of 401.80 feet; thence deflect right 28 deg. 27 min. 36 sec. and run a distance of 827.14 feet; thence deflect right 44 deg. 54 min. 48 sec. and run a distance of 240.00 feet; thence deflect right 108 deg. 52 min. 19 sec. and run 1162.06 feet back to the point of beginning.

20151201000410530 2/4 \$86.00

20151201000410530 2/4 \$86.00 Shelby Cnty Judge of Probate, AL 12/01/2015 12:07:04 PM FILED/CERT

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

| State of California |) | | |
|---------------------|------|---|--|
| |) ss | | |
| County of El Dorado |) | | |
| | | | |
| 111 - 1 | | , | |

Notary Public, personally appeared Robert Q that Asharth, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Commission # 2104845

Notary Public - California

El Dorado County

Commission # 2104845

SANDY D. HURLEY
Commission # 2104845
Notary Public - California
El Borade County
My Comm. Expires Mar 27, 2019

20151201000410530 3/4 \$86.00

Shelby Cnty Judge of Probate, AL 12/01/2015 12:07:04 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

| Grantor's Name: Robert D. & Vic | <u>ki L. Ashworth</u> Grantee's Name <u>: Leigh Kent-Scherzer</u> Living Trust |
|---|---|
| Mailing Address 3125 Barlowe Co | ourt Mailing Address: 167 Twin Oak Lane |
| El Dorado Hills, C. | <u> </u> |
| Property Address: 534 Hwy 81 | Date of Sale 11/23/15 Total Purchase Price \$ 63,000,00 |
| Vincent, AL | Total Purchase Price \$_63,000.00 or |
| | Actual Value \$ |
| | or Assessor's Market Value \$ |
| The purchase price or actual value one) (Recordation of documentary | claimed on this form can be verified in the following documentary evidence: (check |
| Bill of Sale | Appraisal |
| Sales Contract | Other – |
| Closing Statement | |
| If the conveyance document present of this form is not required. | ited for recordation contains all of the required information referenced above, the filing |
| Grantor's name and mailing address - provi | Instructions ide the name of the person or persons conveying interest to property and their current mailing address. |
| Grantee's name and mailing address - provi | ide the name of the person or persons to whom interest to property is being conveyed. |
| Property address -the physical address of the | ne 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 record. | d for the purchase of the property, both real and personal, being conveyed by the instrument offered for |
| 1 1 V | old, the true value of the property, both real and personal, being conveyed by the instrument offered for isal conducted by a licensed appraiser or the assessor's current market value. |
| • | be determined, the current estimate of fair market value, excluding current use valuation, of the property a th the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 75§ 40-22-1 (h). |
| · | elief that the information contained in this document is true and accurate. I further understand that any false in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h). |
| Date <u>193/15</u> | Sign |
| | Print Rossat Astwortd VICKI ASHAORTH |
| Unattested | |
| | (Verified by) |
| Form RT-1 2015120100 | 00410530 4/4 \$86.00 |

Shelby Cnty Judge of Probate, AL

12/01/2015 12:07:04 PM FILED/CERT