

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22603

Send Tax Notice To: Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham, AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Leslie H. Green, a Married Man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of December, 2015.


Leslie H. Green



20151218000432590 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/18/2015 02:37:12 PM FILED/CERT

State of Alabama

County of ~~Shelby~~ **Jefferson**

I, **Maria Wiggins**, a Notary Public in and for the said County in said State, hereby certify that **Leslie H. Green**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2015.


Notary Public, State of Alabama

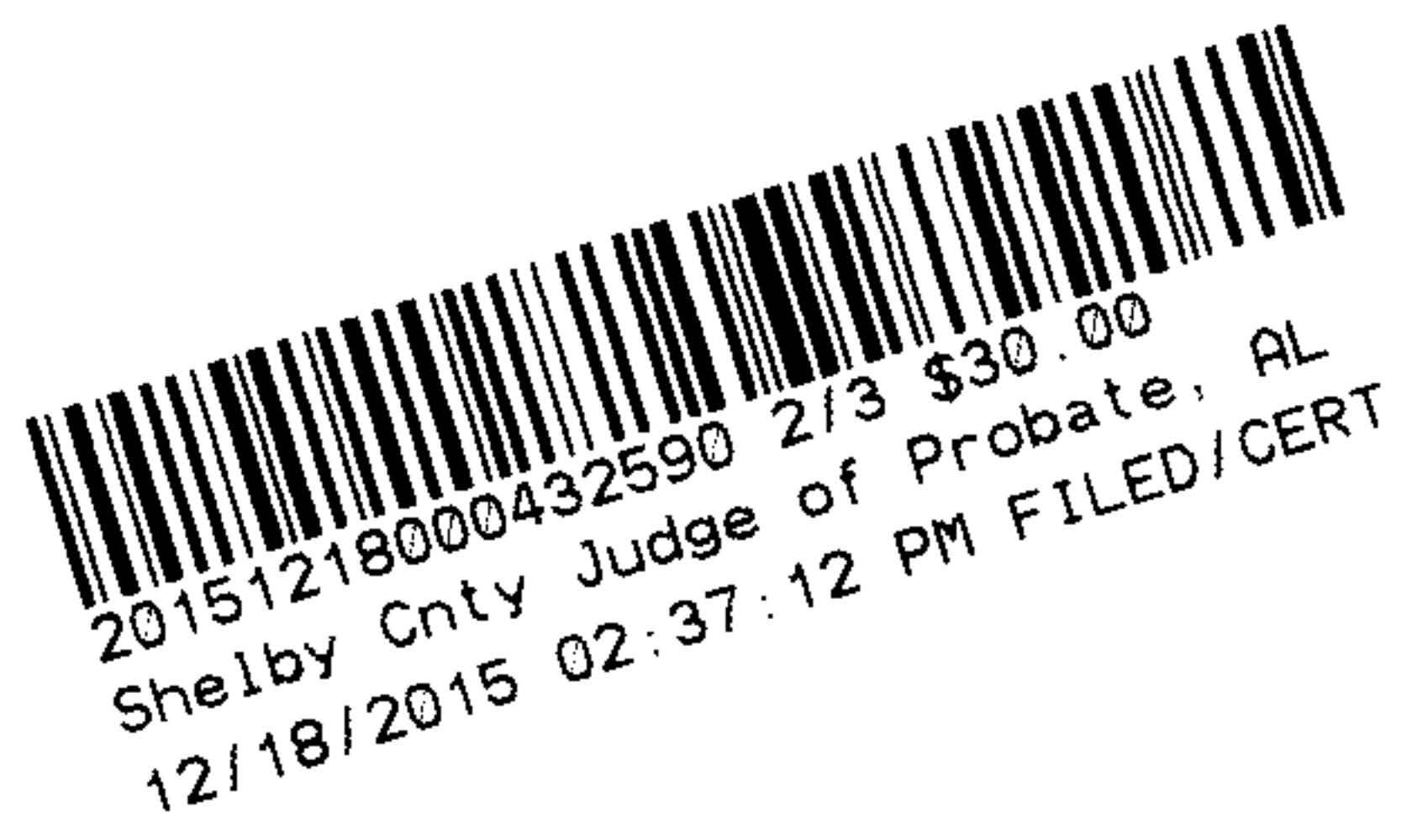
My Commission Expires: **3/14/18**

Shelby County, AL 12/18/2015
State of Alabama
Deed Tax: \$10.00

MARIA J WIGGINS
Notary Public, Alabama State At Large
My Commission Expires March 14, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Tract 1A of Green Family Estates, as recorded in Map Book 17, Page 61, in the Probate Office of Shelby County, Alabama, for the point of beginning of the herein described parcel; thence proceed South 3 degrees 1 minute 46 seconds West for 180 feet, to a point on the northerly right of way of Shelby County Highway #22; thence proceed North 4 degrees 25 minutes 46 seconds East along said right of way for 199.96 feet; thence proceed northwesterly along an existing barbed wire fence for 194.62 feet, more or less to the South line of Tract 1A of said Green Family Estates; thence proceed South 81 degrees 4 minutes 39 seconds West for 188 feet to the point of beginning, being situated in Shelby County, Alabama. Being a part of the NW 1/4 of the SW 1/4 in section 2, Township 22 South, Range 3 West.





20151218000432590 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/18/2015 02:37:12 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	<u>Leslie H. Green</u>	Grantee's Name	<u>Edwin B. Lumpkin Jr.</u>
Mailing Address	<u></u>	Mailing Address	<u>100 Metor Parkway</u>
	<u></u>		<u>Pelham, AL 35124</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>December 15, 2015</u>
		Total Purchase Price	<u>\$10,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 14, 2015

Unattested

(verified by)

Print Leslie H. Green

Sign Leslie H. Green

(Grantor/Grantee/Owner/Agent) circle one