

This Instrument Prepared By:

C. Ryan Sparks, Attorney
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Birmingham, Alabama 35244
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Send Tax Notice To Grantees Address:

US280 PROPERTIES, LTD
1512 Alex Drive
Birmingham, Alabama 35210



20160105000003460 1/3 \$296.00
Shelby Cnty Judge of Probate, AL
01/05/2016 09:54:01 AM FILED/CERT

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this December 29, 2015, That for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GEORGE R. YEAGER, a married man**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **US280 PROPERTIES LTD**, (herein referred to as "Grantee"), (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

PARCEL I:

From the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 1 East; run North along the east line of said ¼ - ¼ a distance of 295.68 feet to the point of beginning; thence continue in a straight line a distance of 1000.32 feet; thence left 87°01'50" a distance of 305.02 feet; thence left 83°14'03" a distance of 1193.36 feet; thence left 105°37'19" a distance of 258.93 feet; thence left 86°58'26" a distance of 119.34 feet thence right 89°38'54" a distance of 255.19 feet to the point of beginning.

PARCEL III:

From the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 28, Township 19 South, Range 1 East, run North along the east line of said ¼ - ¼ a distance of 187.84 feet; thence left 95 degrees 53'12" a distance of 768.02 feet to the Point of Beginning; thence right 39 degrees 52'12" a distance of 227.69 feet; thence right 92 degrees 55'01" a distance of 94.69 feet; thence left 29 degrees 33'19" 1032.04 feet; thence right 172 degrees 39'17" a distance of 1226.56 feet to the Point of Beginning.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.

Shelby County, AL 01/05/2016
State of Alabama
Deed Tax: \$276.00

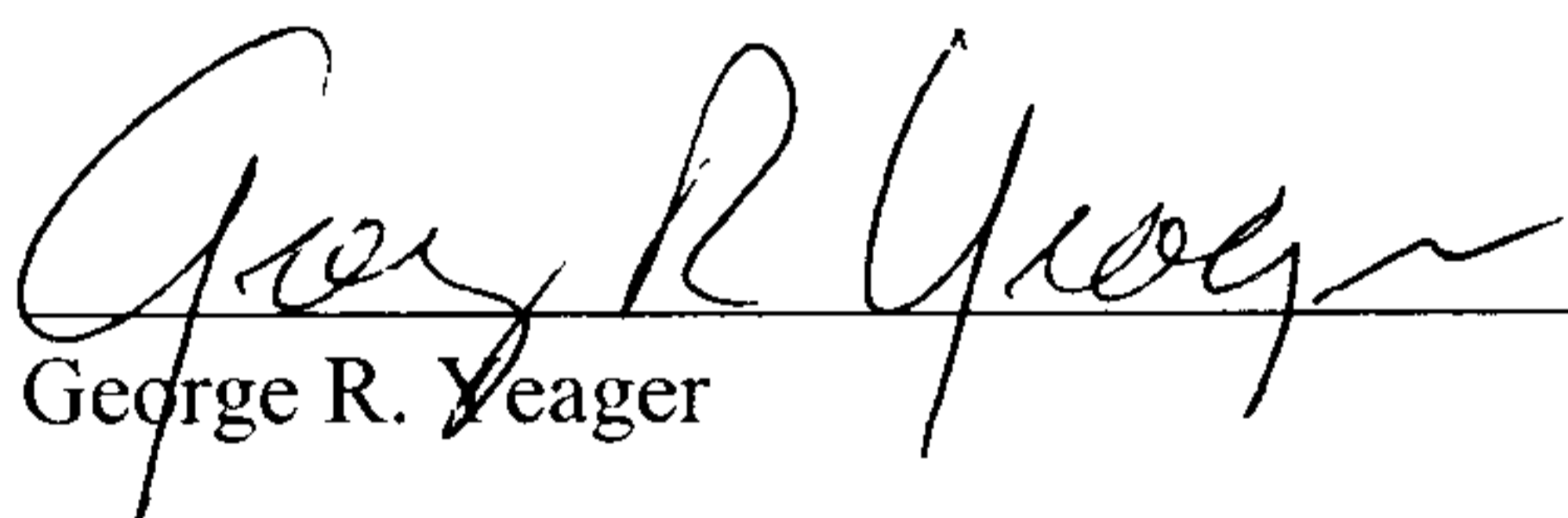
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of December 29, 2015.


GRANTORS:


George R. Yeager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that George R. Yeager, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, George R. Yeager executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of December 29, 2015.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name George R. Yeager
Mailing Address 1512 Alex Drive
Birmingham AL 35210

Grantee's Name US280 Properties, LTD
Mailing Address 1512 Alex Drive
Birmingham AL 35210

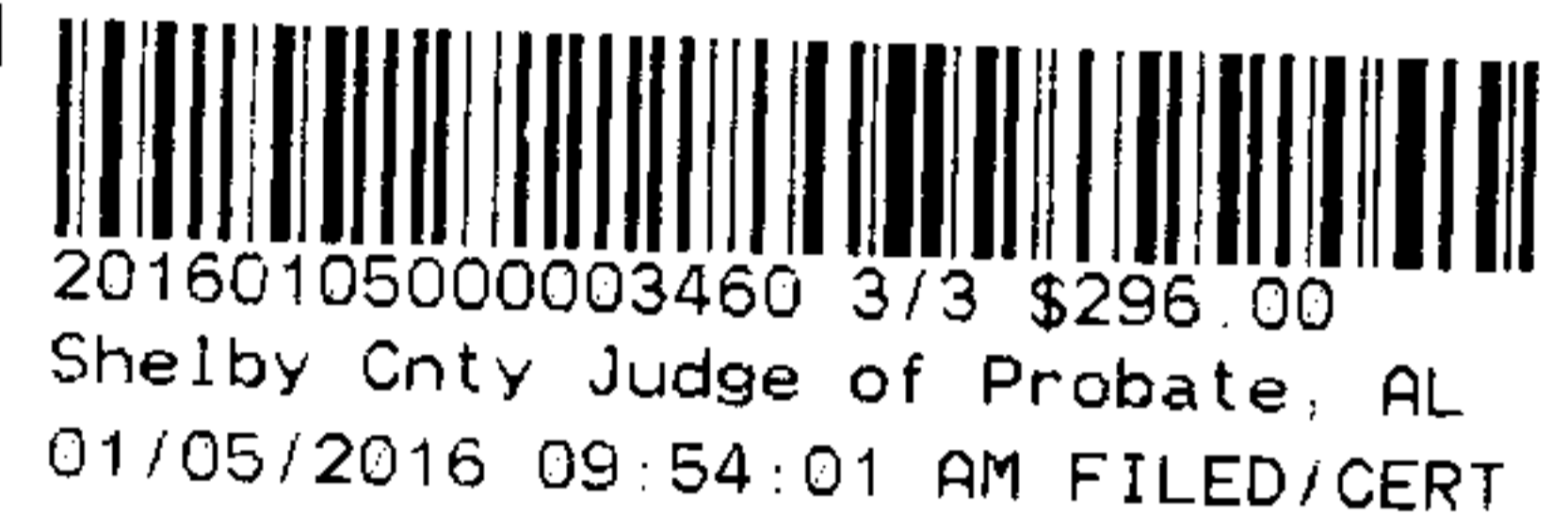
Property Address 08-8-28-0-001-019.003
08-8-28-0-001-019.008
2 Parcels Sterrett, Alabama

Date of Sale 12/29/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 276,000.00

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 Tax Assessed Value



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

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one