

This Instrument Was Prepared By:
Grady Scott Lovelady
3347 Pelham Pkwy
Pelham, AL 35124
(205) 663-9220

Send Tax Notice:
Harrison Keith Lovelady
3347 Pelham Pkwy
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**


20160217000050450 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
02/17/2016 03:42:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty-Two Thousand One Hundred Twenty and 00/100 Dollars (\$52,120.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **William S. Lovelady, a married man**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Harrison Keith Lovelady, an unmarried person**, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A".

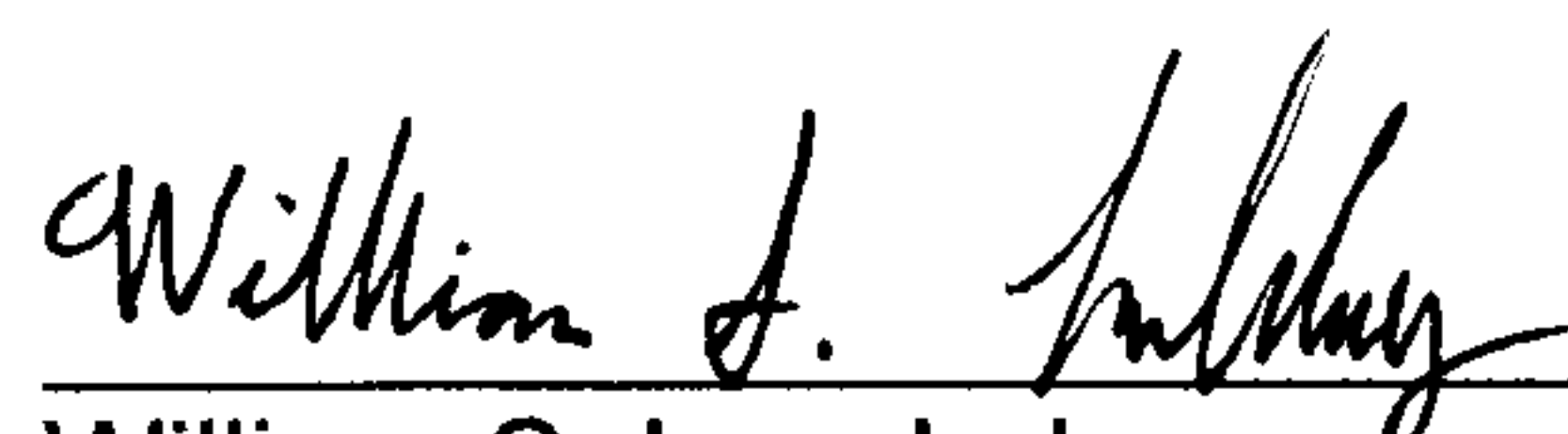
Note: This property does not constitute homestead property for the Grantor nor the Grantee.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 25th day of December, 2015.

GRANTOR



William S. Lovelady (L.S.)

Shelby County, AL 02/17/2016
State of Alabama
Deed Tax: \$52.50

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

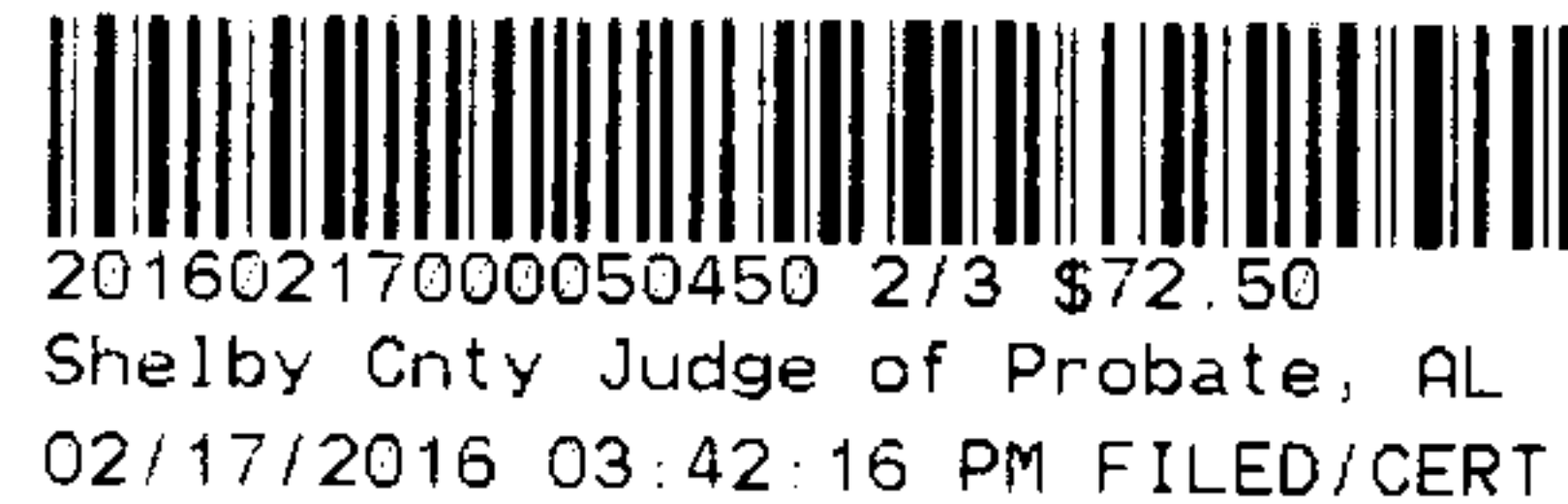
I, Elizabeth S. Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *William S. Lovelady*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25th day of December, 2015.



NOTARY PUBLIC
My Commission Expires: 2-16-16

EXHIBIT A



A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of said Northwest 1/4 of Southwest 1/4; thence in a southerly direction, along the West line of said 1/4-1/4 section, a distance of 326.94 feet; thence 87 deg. 47 min. 49 sec. left in an Easterly direction a distance of 1524.95 feet to a point on the Southwest right of way line of Shelby County Highway No. 17, said point being on a curve to the right, said curve having a radius of 2904.51 feet and a central angle of 1 deg. 38 min. 43 sec.; thence 103 deg. 12 min. 43 sec. left to tangent of said curve; thence along arc of said curve along said right of way, in a Northwesterly direction, a distance of 83.40 feet to the end of said curve; thence continue in a Northwesterly direction, along said right of way, a distance of 213.7 feet to the beginning of a curve to the right, said curve having a radius of 756.24 feet and a central angle of 23 deg. 33 min. 24 sec.; thence along arc of said curve in a Northeasterly direction along said right of way, a distance of 310.92 feet to end of said curve; thence 104 deg. 09 min 39 sec. left measured from tangent of said curve in a westerly direction, a distance of 164.82 feet to a point on the West line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 8; thence 90 deg. left in a Southerly direction along said West line, a distance of 266.80 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 8; thence 92 deg. 10 min. 15 sec. right in Westerly direction along the North line of said 1/4-1/4 section, a distance of 1323.33 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; Shelby County, Alabama.

Less and Except:

A lot or parcel of land lying and being situated in the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 22 South, Range 3 West, and in the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and run South 12.9 feet to a point on a fence; thence left an angle of 86 deg. 26 min. and run Easterly along a fence for 66 feet; thence right an angle of 87 deg. 31 min. and run Southerly 38.1 feet; thence left an angle of 91 deg. 13 min. and run Easterly along a fence 86 feet to a point of intersection with the Westerly right of way of County Road No. 17; thence run Northerly along said road right of way line (a curve concave to the right) for 318.0 feet, more or less; thence run West and parallel to the North 1/4-1/4 line for 164.82 feet; thence left an angle of 90 deg. 00 min. and run South 266.8 feet to the point of beginning in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Real Estate Sales Validation Form

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

Grantor's Name William S. Luptady
Mailing Address 3347 Pelham Hwy
Pelham AL 35127

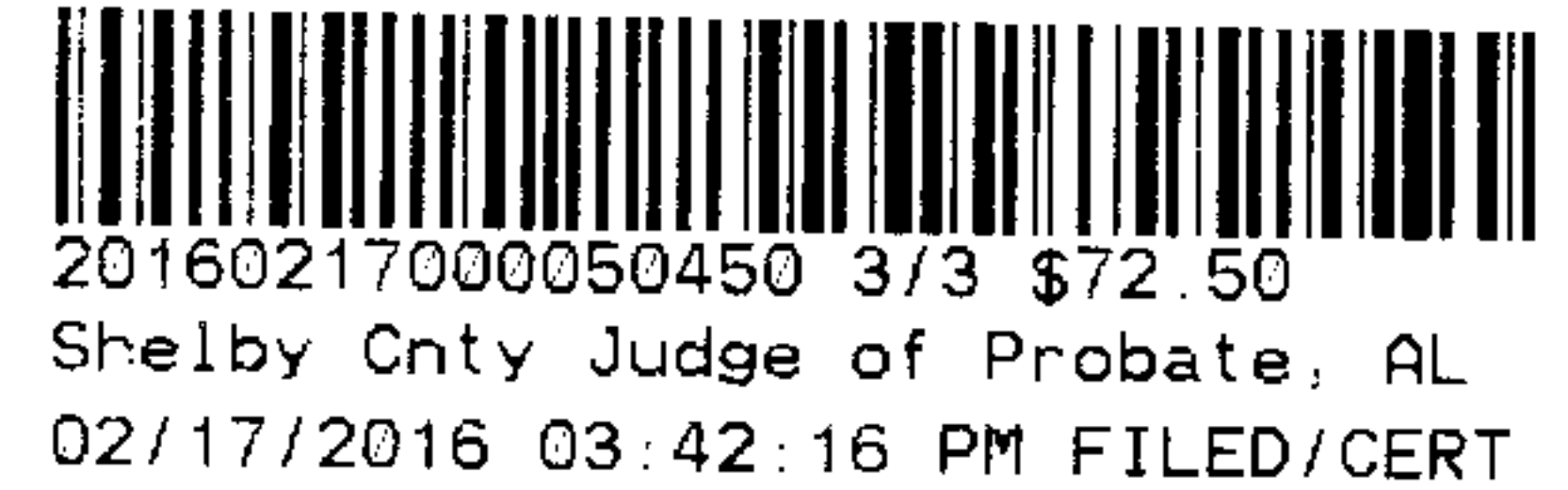
Grantee's Name Harrison Keith Luptady
Mailing Address 3347 Pelham Hwy
Pelham AL 35127

Property Address _____

Date of Sale _____
Total Purchase Price \$ 52,120.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 2-17-16

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1