

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
Bonnie Parker Goodman
7700 Highway 13
Helena, Alabama 35080

File #0216-04

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20160223000055980 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/23/2016 12:58:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495000), 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, John P. Segars, a single man, whose mailing address is 1315 Eastern Valley Road, Bessemer, Alabama 35020, is (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Bonnie Parker Goodman, whose mailing address is 7700 Highway 13, Helena, Alabama 35080, (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 7700 Highway 13, Helena, Alabama 35080, to-wit:

A parcel of land located in the Northwest 1/2 of Section 25, Township 20 South, Range 4 West and in the Southeast 1/2 of the Northeast 1/2 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama described more particularly as follows:

Commence at the Southwest corner of the Northwest 1/2 of said Section 25; thence run North along the West quarter section line a distance of 338.0 feet to the point of beginning, thence continue last course a distance of 174.9 feet; thence run S 87°08' W a distance of 324.94 feet; thence run N 33°33' W a distance of 51.62 feet; thence run N 66°04' W a distance of 173.57 feet; thence run N 00°02' W a distance of 200.62 feet to the southerly right of way of Shelby County Highway #13; thence run N 75°44' E along said right of way a distance of 126.40 feet to a point of curve to the left, thence continue with said right of way to a culvert (chord bearing N 57°51' E, chord distance of 926.51 feet) thence run S 47°31'22" E a distance of 166.75 feet; thence run S 00°10'30" W a distance of 700.0 feet; thence run S 87°36' W a distance of 30 feet; thence run S 00°32'30" W a distance of 162.0 feet; thence run S 87°36' W a distance of 485.0 feet to the point of beginning.

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

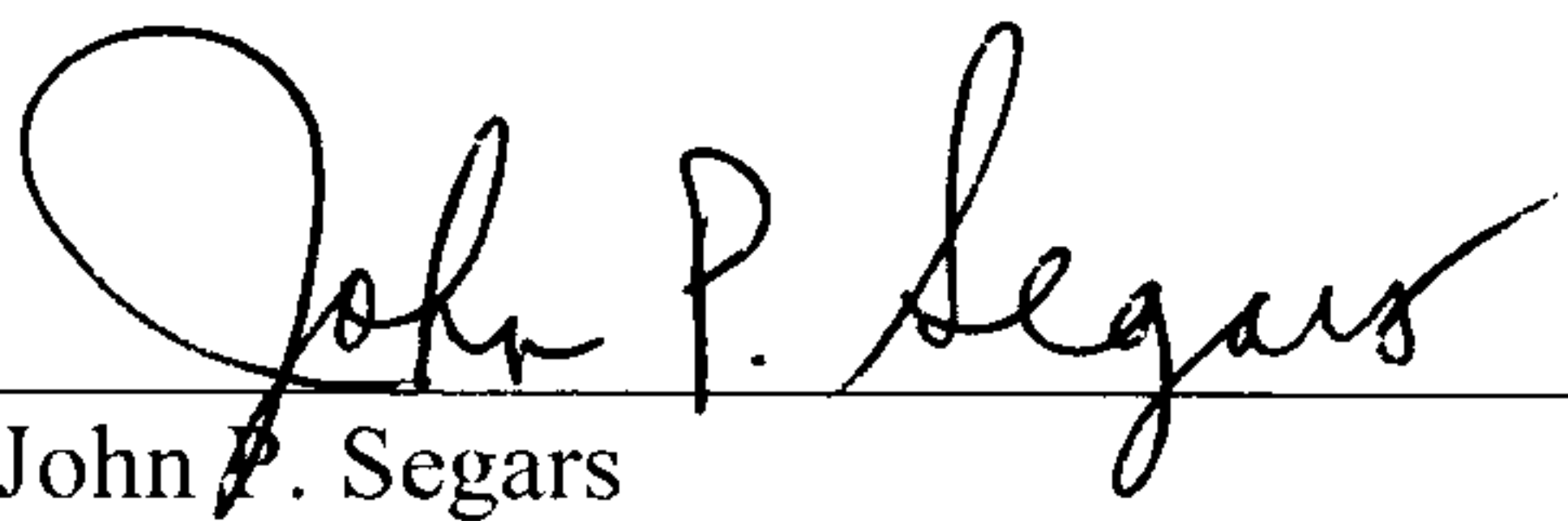
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

- e. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- 3. Taxes for the year 2016 and subsequent years.
- 4. Less and except any part of subject property lying within any road right-of-way.
- 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

\$495000 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

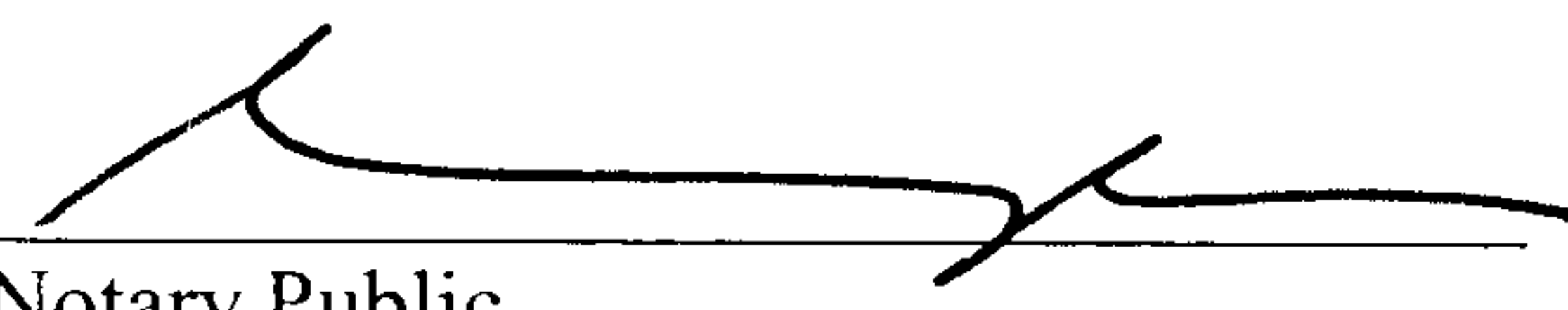
IN WITNESS WHEREOF, I/(we), John P. Segars, a single man, have hereunto set my (our) hand(s) and seal(s) this 12th day of February, 2016.

 (SEAL)
John P. Segars

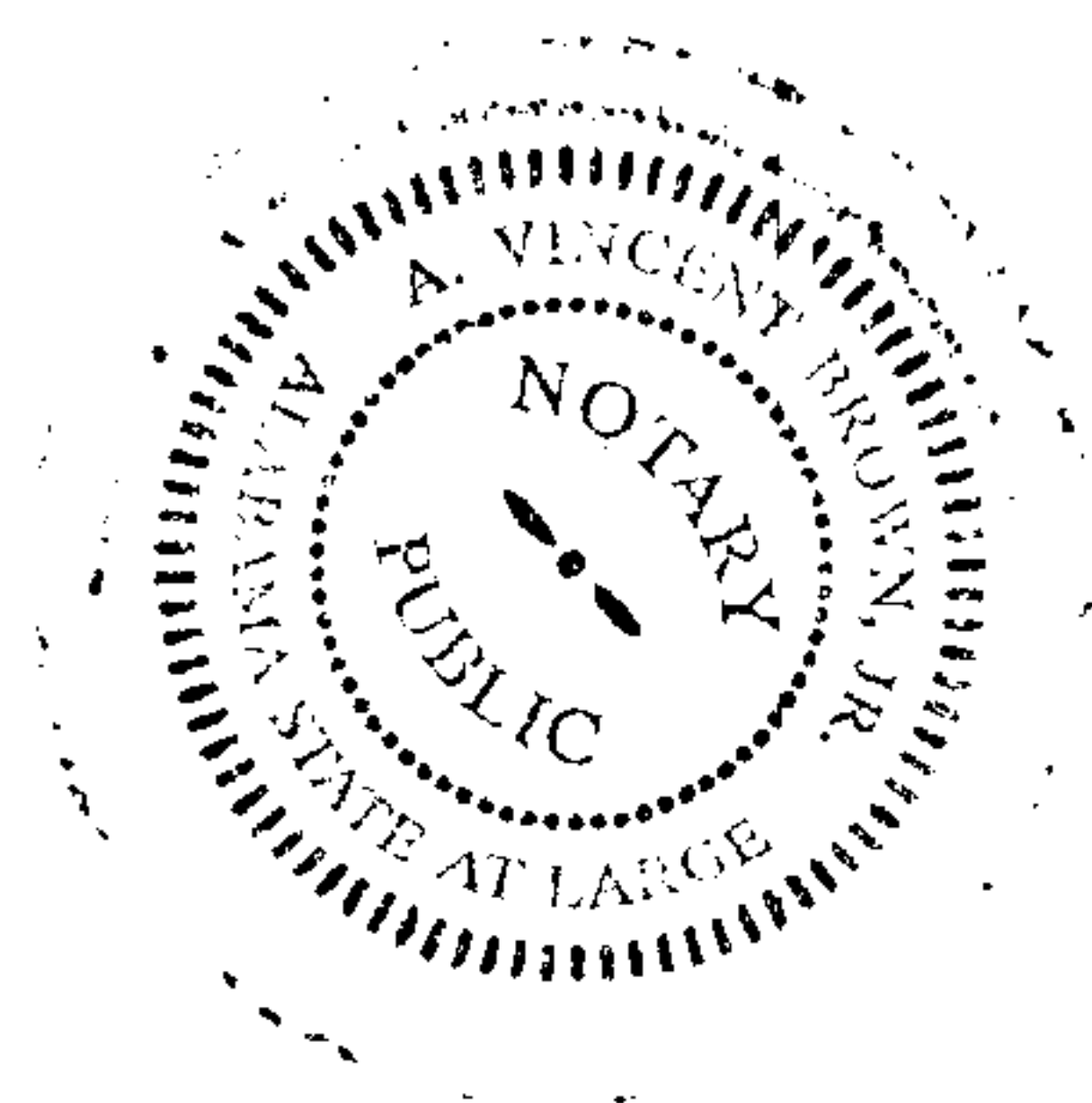
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John P. Segars, a single man, 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 12th day of February, 2016.


Notary Public

My commission expires: 11/29/2019




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