

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

Send Tax Notice to:  
**Charles T. Hampton**  
1248 Norman Drive  
Leeds, AL 35094

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and No/00 Dollars (\$189,900)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Billy Scurlock and wife, Karen Scurlock, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Charles T. Hampton and Ashley Hampton (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$170,910.00 of the above consideration is being paid from a purchase money mortgage being recorded 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, 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 26<sup>th</sup> day of February, 2016.



20160301000065570 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/01/2016 03:53:47 PM FILED/CERT

Billy Scurlock

Karen Scurlock

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Scurlock and Karen Scurlock, who 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 on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of February, 2016.

Notary Public

My Commission Expires: 9-11-19

Shelby County, AL 03/01/2016  
State of Alabama  
Deed Tax: \$19.00





EXHIBIT "A"  
LEGAL DESCRIPTION

A Parcel at land situated in Sections 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SE Corner of above said Section 22, said point being the POINT OF BEGINNING, thence North 01°59'29" West a distance of 1328.49 feet; thence South 87°25'06" West, a distance of 656.98 feet; thence South 01°52'52" East, a distance of 2657.45 feet; thence North 87°26'17" East, a distance of 660.09 feet; thence North 01°54'18" West, a distance of 1329.15 feet to the NE corner of above said Section 27 and the POINT OF BEGINNING.

ALSO AND INCLUDING A 30' Ingress/Egress and Utility Easement, lying 15 feet either side of and parallel to the following described centerline:


Commence at the SE Corner of above said Section 22; thence North 01°59'29" West, a distance of 1328.49 feet; thence South 87°25'06" West, a distance of 15.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 01°59'29" West, a distance of 1370.21 feet to the centerline of an existing 20 feet easement, as recorded in Instrument #20150220000054370 and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING:

Together with and subject to a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87°25'06" West, a distance of 329.92 feet; thence South 02°34'27" East, a distance of 412.07 feet; thence North 87°26'26" East, a distance of 343.24 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 17°29'44" East, a distance of 278.50 feet; thence North 23°02'10" East, a distance of 266.77 feet; thence North 31°18'48" East, a distance of 501.96 feet; thence North 21°25'30" East, a distance of 632.27 feet; thence North 32°55'49" East, a distance of 112.49 feet; thence North 66°33'42" East, a distance of 547.85 feet; thence North 87°19'39" East, a distance of 334.21 feet; thence North 89°01'31" East, a distance of 574.57 feet; thence South 81°59'33" East, a distance of 81.93 feet; thence North 88°53'53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.

*KJ.*  
*BS*

  
20160301000065570 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/01/2016 03:53:47 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 : Billy Scurlock & Karen Scurlock  
Mailing Address .150 Scurlock Ranch Road  
Vincent, AL 35178

Grantee's Name: Charles T. Hampton & Ashely Hampton  
Mailing Address: 1248 Norman Drive  
Leeds, AL 35094

Property Address: 523 Karen Drive  
Vincent, AL 35178

Date of Sale 2/26/16  
Total Purchase Price \$ 189,900.00

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 2-26-16

+ Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print Billy Scurlock

☐ Unattested

\_\_\_\_\_  
(Verified by)