

20160420000129910
04/20/2016 12:24:30 PM
DEEDS 1/4

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
J. Thomas Hill
1200 Urban Center Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million One Hundred Twenty-Five Thousand and 00/100 Dollars (\$1,125,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Jane B. Grant, a married woman, Betty B. Donovan, a married woman, Tom Tartt Brown, Jr., a married man and Charles Pratt Brown, a married man

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

J. Thomas Hill

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

The property described on the attached Exhibit "A" and conveyed herein is not the homestead of any grantor nor their respective spouses. This property is being sold in "AS IS" condition and the Grantors offer no warranties except those listed below in this deed.

Subject to: (1) 2016 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 18 day of April,

2016.

 (Seal)

Betty B. Donovan

 (Seal)

Tom Tartt Brown, Jr.

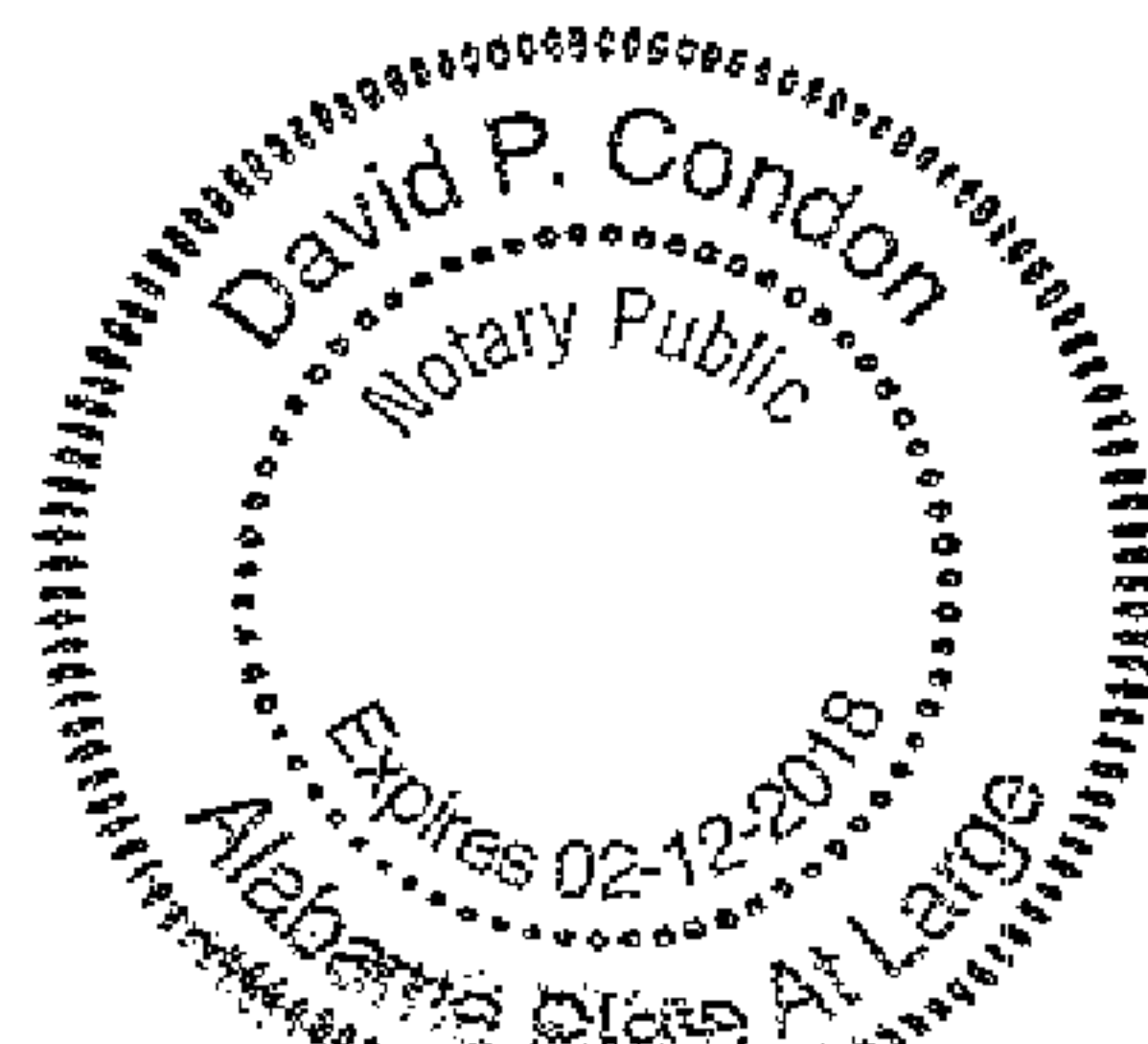
 (Seal)

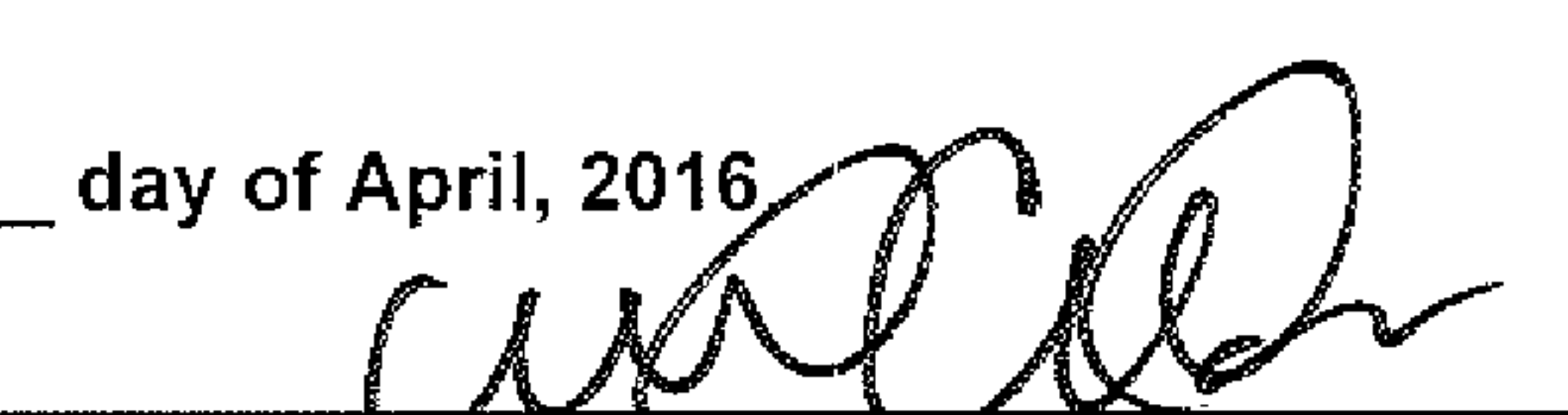
Charles Pratt Brown

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Betty B. Donovan, Tom Tartt Brown, Jr. and Charles Pratt Brown** whose names 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 18 day of April, 2016




Notary Public: David P. Condon
My Commission Expires: 02/12/2018

IN WITNESS WHEREOF, we have set our hands and seals, this 12 day of April, 2016.

Jane B. Grant (Seal)
Jane B. Grant

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Jane B. Grant** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2016.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02/12/2018

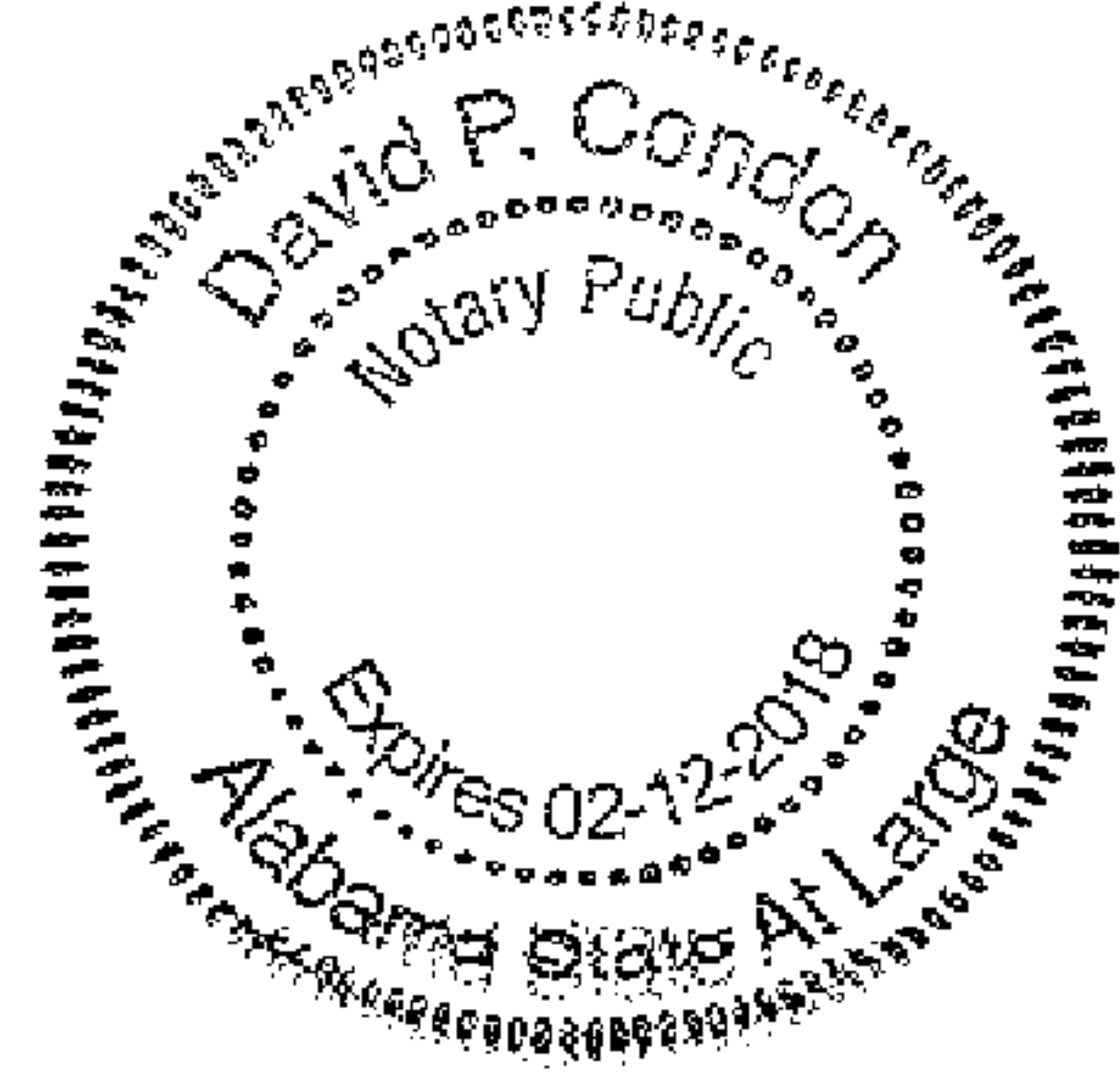


EXHIBIT A
Legal Description

PARCEL I: Lot No. 15, as shown on the Map of Survey of Lake Wehapa which is recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4, on Page 61.

PARCEL II: An easement for Ingress and Egress across the following described property: Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 18 South, Range 1 East in Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of Lot 15, according to the map and survey of Lake Wehapa as recorded in Map Book 4, Page 61, in the Probate Office of Shelby County, Alabama, said point being at the edge of the water in Lake Wehapa; thence run Southerly along the East line of Lot 15, for 190 feet, more or less, to a point on the North line of a road; thence Southeasterly along the Northerly line of said road, running along the arc of a curve to the right, said curve having a radius of 56.23 feet, for a distance of 53.76 feet to the end of said curve; thence at tangent to said curve continue Southeasterly along the Northeasterly line of said road for 203.47 feet to the beginning of a curve to the left, said curve having a radius of 15 feet and a central angle of 115 degrees 52 minutes; thence continue Southeasterly along the arc of said curve for 30.33 feet to the end of said curve; thence at tangent to said curve continue Northeasterly along the Northwesternly line of a road for 48.50 feet to the beginning of a curve to the right, said curve having a radius of 787.99 feet and a central angle of 07 degrees 27 minutes; thence continue Northeasterly along the Northwesternly line of said road running along the arc of said curve for 102.46 feet to the end of said curve; thence at tangent to said curve continue Northeasterly along the Northwesternly line of said road for 371.40 feet to the beginning of a curve to the left, said curve having a radius of 33.97 feet and a central angle of 73 degrees 05 minutes 15 seconds; thence continue Northeasterly and Northerly along the arc of said curve and along the Westerly line of a road for 43.33 feet to the end of said curve; thence at tangent to said curve run Northwesternly along the Southwesterly line of a road for 250.15 feet to the beginning of a curve to the left, said curve having a radius of 84.91 feet and a central angle of 87 degrees 15 minutes 15 seconds; thence run Northwesternly and Westerly along the arc of said curve and along the Southerly line of said road for 129.30 feet to the end of said curve; thence at tangent to said curve run Westerly along the Southerly line of said road for 15 feet more or less, to a point on the water's edge in Lake Wehapa; thence run Southeasterly, Southerly and Southwesterly along the meandering line of the water's edge in said Lake Wehapa for 520 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Jane B. Grant**

Date of Sale: **April 18th, 2016**

Grantor Name: **Betty B. Donovan**

Mailing Address: **1310 Lake Wehapa Circle**
\$1,125,000.00
Leeds, Alabama, 35094

Total Purchase Price:

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1310 Lake Wehapa Circle**
Leeds, Alabama, 35094

Grantee Name: **J. Thomas Hill**

Mailing Address: **purchasers add**
purchasers city, purchasers state,

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ 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 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 Section 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 Section 40-22-1 (h).

Date: April 18th, 2016

Print: _____

J. Thomas Hill

Unattested

(verified by)

Sign: _____

J. Thomas Hill

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/20/2016 12:24:30 PM
 \$1149.00 DEBBIE
 20160420000129910

J. Thomas Hill