

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Richard Dodson
6934 Lyndon Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thousand and 00/100 (\$100,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Carolyn Edith Yawn Mann, a married woman and Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn, under the Will of Robert Hollis Yawn, deceased Probate Case #41-112 Shelby County**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Richard Dodson**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations 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, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 said County; and that GRANTORS will, and GRANTORS' 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, said GRANTORS have hereunto set their hands and seals this the 28 day of April, 2016.

Carolyn Edith Yawn Mann
Carolyn Edith Yawn Mann

Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee for
Thomas Ray Yawn under the Will of
Robert Hollis Yawn, deceased Probate
Case #41-112 Shelby County

20160504000148820 1/5 \$130.00
Shelby Cnty Judge of Probate, AL
05/04/2016 10:54:36 AM FILED/CERT

Shelby County, AL 05/04/2016
State of Alabama
Deed Tax: \$100.00

Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee
for Hollie Elizabeth Yawn under the Will
of Robert Hollis Yawn, deceased Probate
Case #41-112 Shelby County

Margie Lynn Driver Yawn, Trustee
Margie Lynn Driver Yawn, as Trustee
for Jessica Lynn Yawn under the Will
of Robert Hollis Yawn, deceased Probate
Case #41-112 Shelby County

STATE OF FLORIDA)

COUNTY OF Bay)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , whose name as of Carolyn Edith Yawn Mann, a married woman, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of April, 2016.

Janette Wood
NOTARY PUBLIC
My Commission Expires: December 2, 2019



JANETTE WOOD
MY COMMISSION # FF 930442
EXPIRES: December 2, 2019
Bonded Thru Budget Notary Services

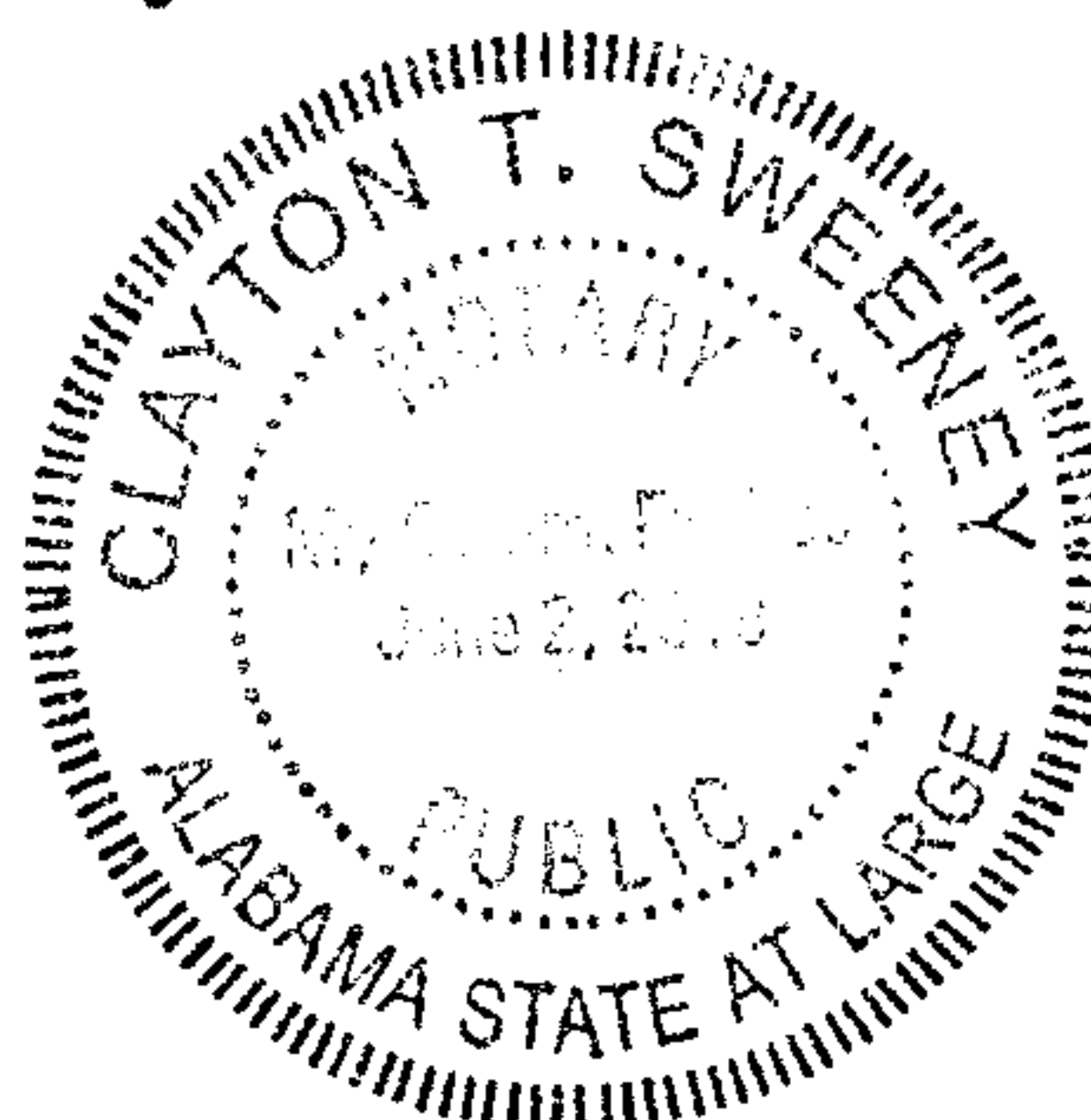
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , whose name as of Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn under the Will of Robert Hollis Yawn, deceased Probated Case #41-112 Shelby County is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2016.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 06-02-2019



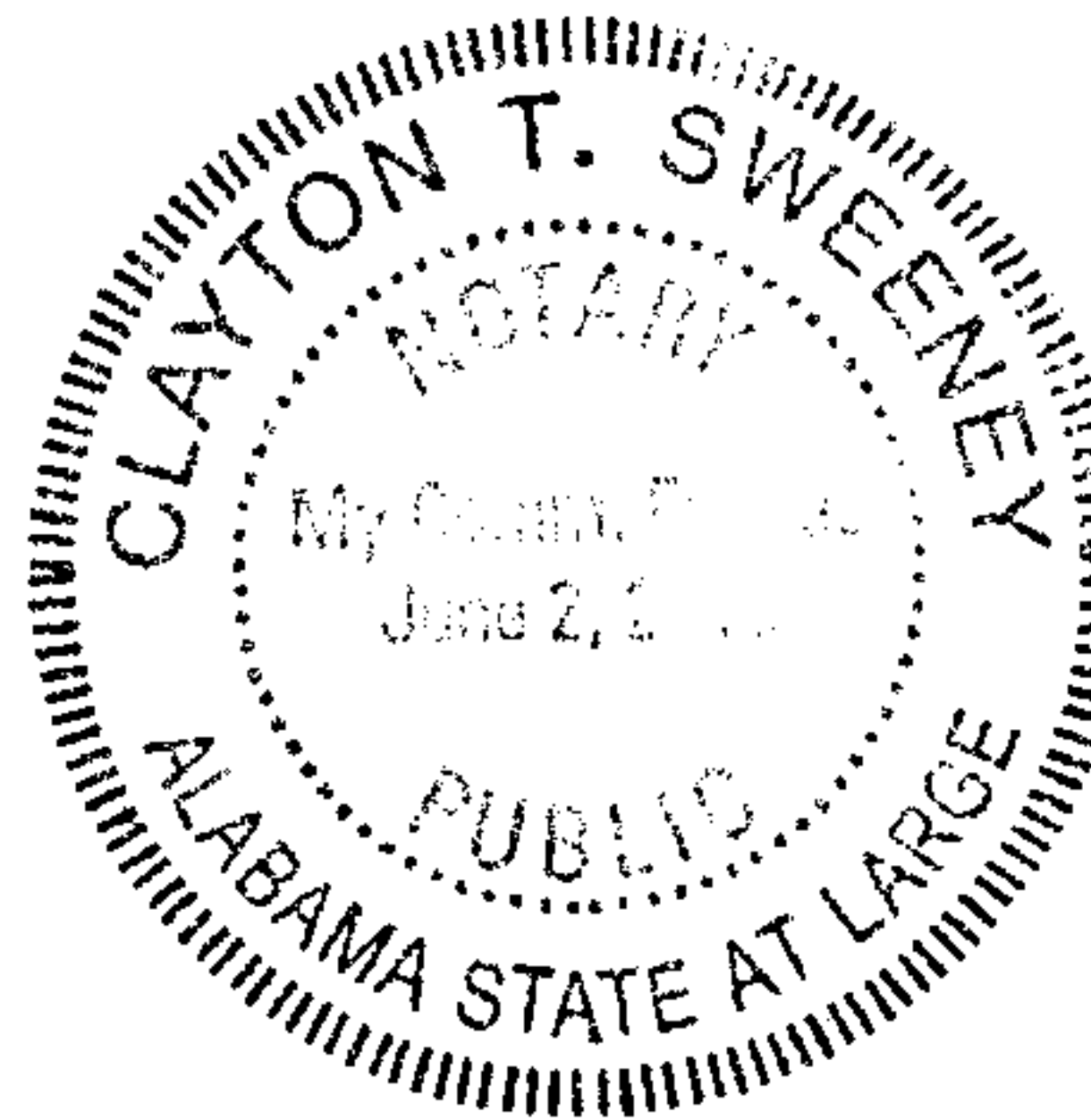
20160504000148820 2/5 \$130.00
Shelby Cnty Judge of Probate, AL
05/04/2016 10:54:36 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , whose name as of Margie Lynn Driver Yawn, as Trustee for Hollie Elizabeth Yawn under the Will of Robert Hollis Yawn, deceased Probated Case #41-112 Shelby County is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

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NOTARY PUBLIC
My Commission Expires: 06-02-2019

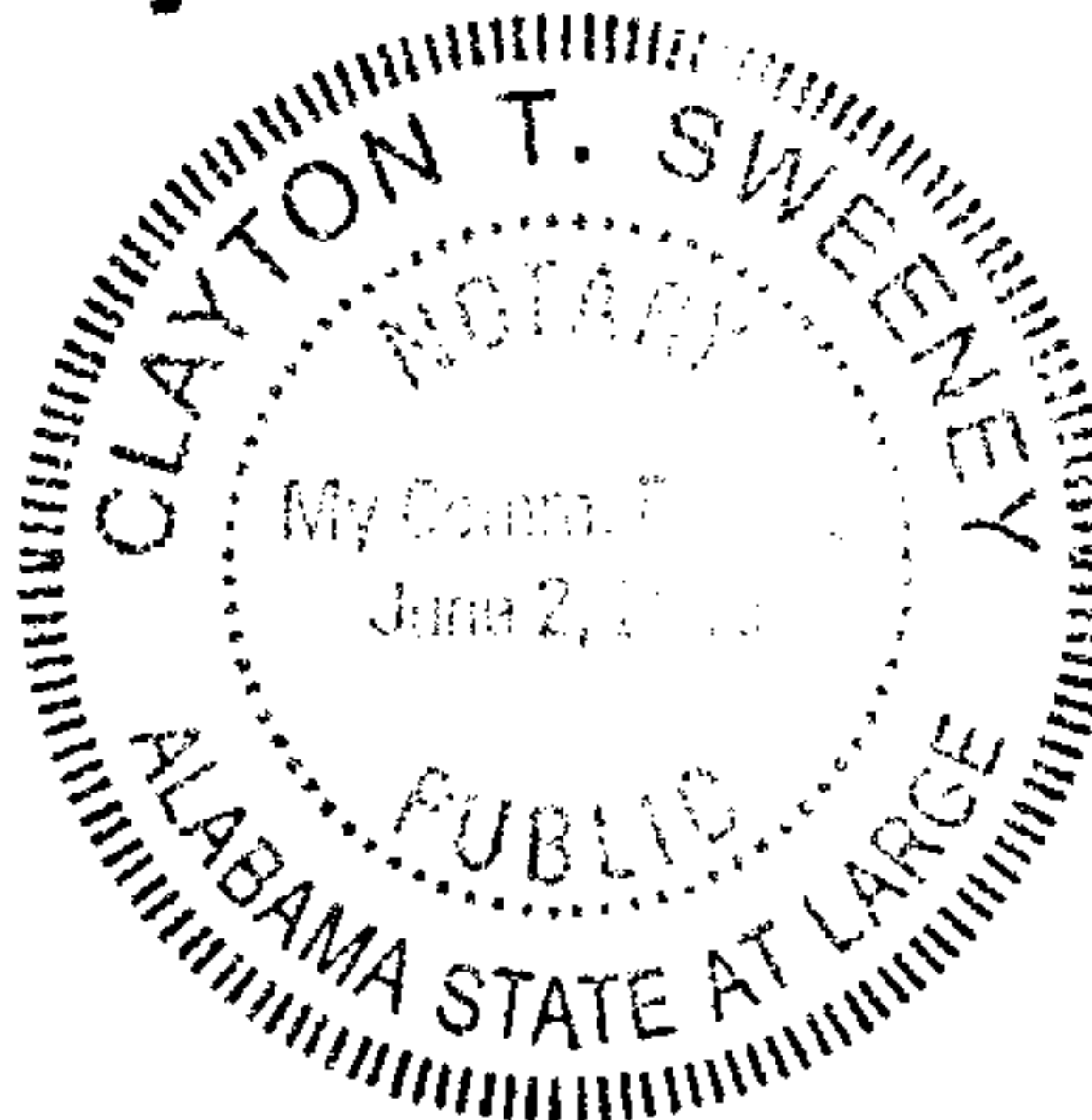



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , whose name as of Margie Lynn Driver Yawn, as Trustee for Jessica Lynn Yawn under the Will of Robert Hollis Yawn, deceased Probated Case #41-112 Shelby County is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2016.


NOTARY PUBLIC
My Commission Expires: 06-02-2019




20160504000148820 3/5 \$130.00
Shelby Cnty Judge of Probate, AL
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SCHEDULE A

LEGAL DESCRIPTION

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 6" X 6" rock found locally accepted to be the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run North 89 degrees 43 minutes, 18 seconds East along the South line of said Quarter-Quarter Section for a distance of 1313.19 feet to a Pine Heart stake found at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run North 00 degrees, 48 minutes, 03 seconds East along the West line of said Quarter-Quarter Section for a distance of 704.76 feet to an iron pin found with SSI cap; thence run North 89 degrees, 36 minutes, 59 seconds West for a distance of 1765.77 feet to an iron pin set with SSI cap on the Northeast right of way line of Shelby County Highway No. 5; thence run South 06 degrees, 35 minutes, 31 seconds East along said Northeast right of way line for a distance of 491.96 feet to a point on a curve to the right, having a central angle of 06 degrees, 32 minutes, 52 seconds, a radius of 1950.00 feet and a chord bearing in of South 03 degrees, 19 minutes, 04 seconds East; thence run in a Southeasterly direction along the arc of said curve and also along said Northeast right of way line for a distance of 222.85 feet to an iron pin found with SSI cap; thence run South 88 degrees, 11 minutes, 03 seconds East for a distance of 373.53 feet to the Point of Beginning.



20160504000148820 4/5 \$130.00
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Real Estate Sales Validation Form

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

Grantor's Name	Carolyn Edith Yawn Mann and Margie Lynn Driver Yawn as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn under the Will of Robert Hollis Yawn, deceased Probate Case #41-112 Shelby County	Grantee's Name	Richard Dodson
Mailing Address	950 Huntingdon Road Panama City, FL 32405	Mailing Address	6934 Lyndon Drive Birmingham, AL 35242
Property Address	27.58 acres Shelby Co. Hwy 5 Wilsonville, AL 35186	Date of Sale	April 29, 2016
		Total Purchase Price	\$ 100,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20160504000148820 5/5 \$130.00
Shelby Cnty Judge of Probate, AL
05/04/2016 10:54:36 AM FILED/CERT

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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - property tax redemption |
| <input checked="" type="checkbox"/> 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 § 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 4-28-16

Print Carolyn Edith Yawn Mann

Unattested

(verified by)

Sign Carolyn Edith Yawn Mann
(Grantor/Grantee/Owner/Agent) circle one