

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20160517000167970 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
05/17/2016 11:14:53 AM FILED/CERT

Send Tax Notice to:
Matthew C. Glenn
100 Liberty Dr.
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY SEVEN THOUSAND (\$97,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **David M. Lawrence, Jr.** and **Sherry K. Lawrence**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Matthew C. Glenn**, an unmarried man (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL I:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 568.0 FEET TO A POINT; THENCE 90 DEGREES 00 MINUTES LEFT AND NORTHERLY 210.0 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE NORTHERLY ALONG LAST DESCRIBED COURSE 156.0 FEET TO A POINT; THENCE 90 DEGREES 00 MINUTES RIGHT AND EASTERLY 351.07 FEET TO A POINT; THENCE 132 DEGREES 16 MINUTES RIGHT AND SOUTHWESTERLY 41.71 FET TO A POINT; THENCE 2 DEGREES 24 MINUTES LEFT AND CONTINUE SOUTHWESTERLY LEFT AND CONTINUE SOUTHWESTERLY 168.40 FEET TO A POINT; THENCE 3 DECREES 09 MINUTES RIGHT AND SOUTHWESTERLY 36.77 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE 46 DEGREES 49 MINUTES RIGHT AND WESTERLY ALONG THE SOUTH LINE OF SECTION 17 A DISTANCE OF 151.73 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 206; THENCE 28 DEGREES 45 MINUTES RIGHT TO CHORD ALONG A HIGHWAY CURVE TO THE LEFT A CHORD DISTANCE OF 44.19 FEET TO THE POINT OF BEGINNING.

PARCEL II:
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SECTION 20, RUN EASTWARD ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 572.37 FEET TO AN IRON PIN; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD 206 AND THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF APPROXIMATELY 180 FEET MORE OR LESS, TO THE CENTER LINE OF A SMALL UNNAMED CREEK WHOSE COURSE IN THE VICINITY OF THE INTERSECTION JUST DESCRIBED IS GENERALLY SOUTHERLY; THENCE SOUTHERLY ALONG THE CENTER LINE OF THE UNNAMED CREEK TO THE INTERSECTION OF THE CREEK CENTER LINE WITH THE NORTHEASTERLY BOUNDARY OF THE RIGHT OF WAY OF COUNTY ROAD 206; THENCE NORTHWESTERLY ALONG G SAID NORTHEASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

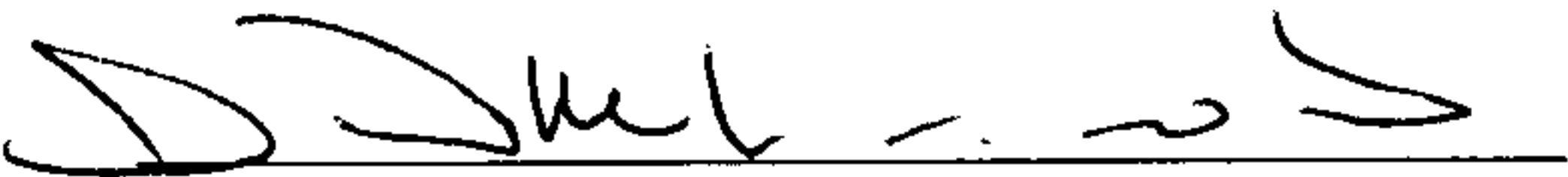
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

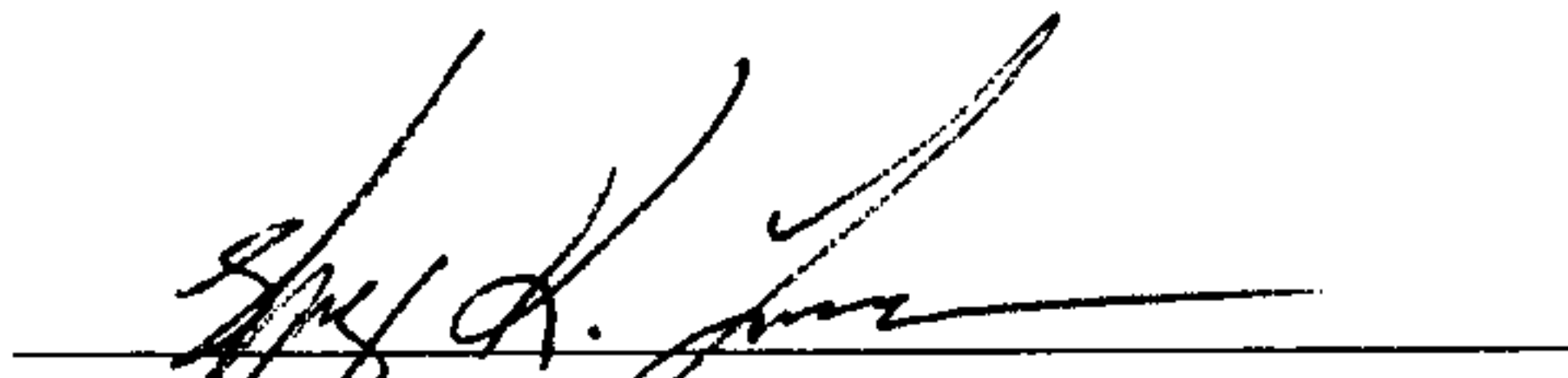
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

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 GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16 day of May, 2016.


David M. Lawrence, Jr.


Sherry K. Lawrence

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David M. Lawrence, Jr.** and **Sherry K. Lawrence**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of May, 2016.


Notary Public
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name David M. Lawrence, Jr. Sherry K. Lawrence
Mailing Address 2161 15th Street
Calera, AL 35040

Grantee's Name Matthew C. Glenn
Mailing Address 17 County Road 800
Calera, AL 35040

Property Address 100 Liberty Dr.
Montevallo, AL 35115

Date of Sale 05/16/2016
Total Purchase Price \$97,000.00

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


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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 05/16/2016

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1