

Send tax notice to:  
BHM1600482  
William Barry Rodgers  
145 Holly Lane  
Sterrett, AL 35147

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

**20160627000222600**  
**06/27/2016 01:05:20 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)** in hand paid to the undersigned, **James Kenneth Rodgers and Jennie Sue Rodgers, husband and wife**, (hereinafter referred to as "Grantor"), by **William Barry Rodgers** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows: Commence at the Northwest corner of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section; thence run in an easterly direction along the North line thereof a distance of 423.59 feet to the Point of Beginning of said parcel ;thence continue in last described direction a distance of 69.75 feet; thence an angle right of 60 degrees, 28 minutes 38 seconds and run in a southeasterly direction along the east line of Alabama Power Company's Transmission Line easement, a distance of 742.55 feet; thence an angle right of 92 degrees 04 minutes 21 seconds and run in a southwesterly direction a distance of 54.28 feet; thence right 87 degrees 27 minutes 01 seconds and run in a northwesterly direction a distance of 775.00 feet to the Point of Beginning. Property is subject to a 40 ft.wide easement along the north line for ingress, egress and utilities. Also, a tract of land situated in the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows:Commence at the Northwest corner of said North  $\frac{1}{2}$ ; thence run in an easterly direction along the North line thereof, a distance of 901.59 feet to the Point of Beginning; thence continue in the same direction along the North line, a distance of 410.8 feet to the Northeast corner of said North  $\frac{1}{2}$ ; thence an angle right of 90 degrees, 40 minutes and run in a southerly direction, along the East line of said North  $\frac{1}{2}$ , a distance of 545.0 feet; thence an angle right of 89 degrees 20 minutes and run in a Westerly direction and parallel to the North line, a distance of 252.0 feet; thence an angle right of 74 degrees 22 minutes 13 seconds and run in a Northwesterly direction, a distance of 565.88 feet to the Point of Beginning. Property is subject to a 20 foot wide easement along the Southwest line for ingress, egress and utilities.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED, IF ANY

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

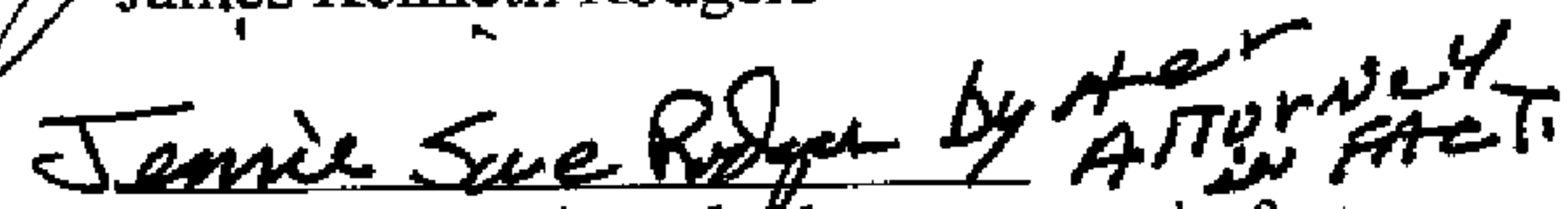
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the

20160627000222600 06/27/2016 01:05:20 PM DEEDS 2/3  
same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend  
the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns  
forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 24 day of June  
2016.

  
James Kenneth Rodgers


  
Jennie Sue Rodgers by her attorney in fact  
James Kenneth Rodgers

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James  
Kenneth Rodgers, a married man, whose name is signed to the foregoing instrument, and who is/are known  
to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,  
he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 24 day of June, 2016.

(Notary Seal)

  
Notary Public  
Print Name:  
Commission Expires:



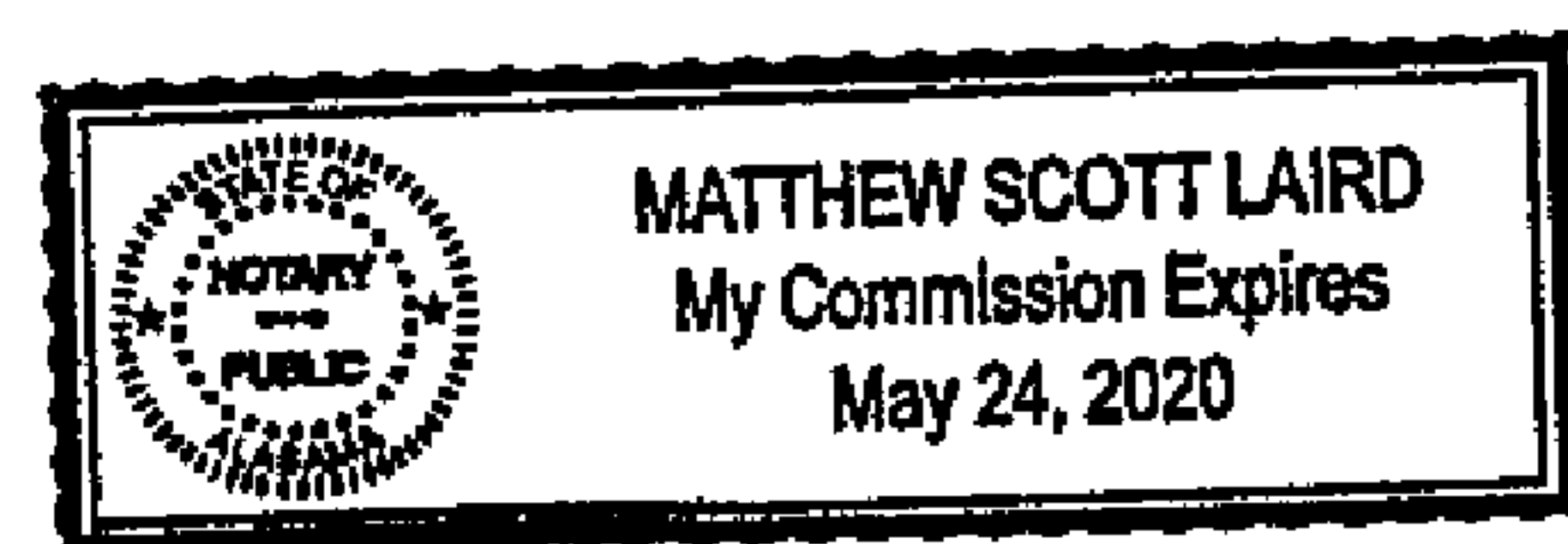
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennie  
Sue Rodgers, a married woman by James Kenneth Rodgers her attorney in fact, whose name is signed to  
the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being  
informed of the contents of the said instrument, he executed the same voluntarily and with full authority as  
said attorney in fact on the day the same bears date.

Given under my hand and official seal this, the 24 day of June, 2016.

(Notary Seal)

  
Notary Public  
Print Name:  
Commission Expires:



# Real Estate Sales Validation Form

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

Grantor's Name James Kenneth Rodgers  
Mailing Address Jennie Sue Rodgers  
145 Holly Lane  
Sterrett, AL 35147

Grantee's Name William Barry Rodgers  
Mailing Address 145 Holly Lane  
Sterrett, AL 35147

Property Address 145 Holly Lane  
Sterrett, AL 35147

Date of Sale 6/24/2016  
Total Purchase Price \$ 130,000.00

20160627000222600 06/27/2016  
01:05:20 PM DEEDS 3/3

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 ☐ 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 § 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 \_\_\_\_\_

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/27/2016 01:05:20 PM  
\$50.00 CHERRY  
20160627000222600

*[Signature]*

Form RT-1