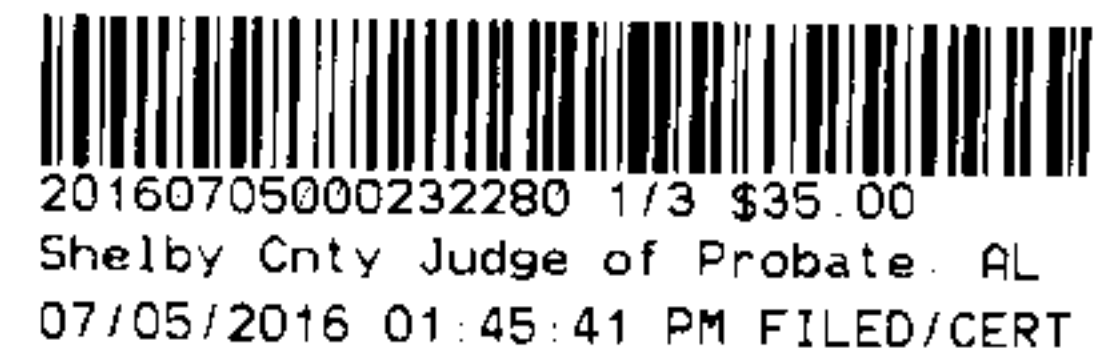




This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice To:

(Name) Connie S. Clark

(Address) 161 Hwy. 22

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THOUSAND and 00/100 (\$100,000.00) DOLLARS** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MICHAEL ROMINGER, an unmarried man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CONNIE S. CLARK** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

From the northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, run westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 753.00 feet to the point of beginning of the land herein described; thence continue westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 200.0 feet; thence turn an angle of 90 degrees to the left and run southerly 237.36 feet, more or less, in a point on the North right of way line of a Shelby County Road; thence turn an angle of 98 degrees 26 minutes 40 seconds to the left and run northeasterly along the North ROW line of said road 100.00 feet; thence turn an angle of 02 degrees 09 minutes 40 seconds to the right and continue northeasterly along the North R.O.W. line of said road 101.5 feet; thence turn an angle of 8 degrees 43 minutes 20 seconds left and run northerly 211.86 feet more or less to point of beginning. This land being a part of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO:

- All taxes for the year 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Permits to Alabama Power Company recorded in Deed Book 104, Page 289 and Deed Book 136, Page 367.
- Right of way to Shelby County recorded in Deed Book 142, Page 385; Deed Book 174, Page 146 and 147; Deed Book 176, Page 477 and Deed Book 181, Page 300.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CAROLYN P. CLARK, EXECUTED ON EVEN DATE HERewith, BY GRANTEE HEREIN, IN THE SUM OF \$86,000.00.

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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 5th day of July, 2016.

Michael Rominger
Michael Rominger

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 5th day of July, 2016.

MG B
Notary Public
My commission expires: 07/31/17


20160705000232280 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/05/2016 01:45:41 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Michael Rominger
Mailing Address 874 Marvel Road
Brierfield, AL 35035

Grantee's Name Connie S. Clark
Mailing Address 161 Hwy. 22
Montevallo, AL 35115

Property Address 161 Hwy. 22
Montevallo, AL 35115

Date of Sale _____, 2016
Total Purchase Price \$,100,000.00
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)

____ Settlement Statement
☒ Sales Contract

____ 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).

Sign Michael Rominger
Michael Rominger, Grantor

20160705000232280 3/3 \$35.00
Shelby Cnty Judge of Probate: AL
07/05/2016 01:45:41 PM FILED/CERT