

Send tax notice to:
BHM1600528
Barry Rodgers
129 Holly Lane
Westover, AL 35147

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

STATE OF ALABAMA
COUNTY OF SHELBY

20160718000249870
07/18/2016 02:05:22 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Thousand twenty and 72/100 Dollars (\$70,020.72)** in hand paid to the undersigned, **Lamar Whitner, a married man** (hereinafter referred to as "Grantor"), by **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:

See Attached Exhibit "A"

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

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 same as aforesaid; and that he/she 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.

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

L.W.
LAMAR WHITNER
Lamar Whitner
Lamar Whitner

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lamar Whitner, a married man, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15 day of July, 2016.

Matthew Scott Laird

(Notary Seal)

Notary Public
Print Name:
Commission Expires:

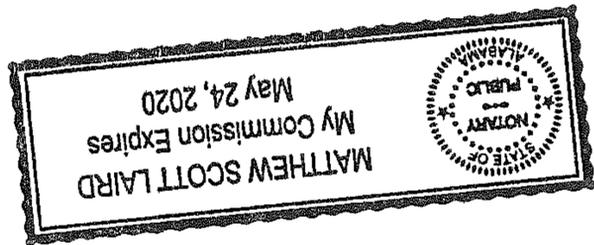


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being in Section 27, Township 20 South, Range 1 East, being more particularly described as follows:
Commence at the NE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence South 86 degrees 52 minutes 52 seconds West a distance of 1339.85 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West a distance of 175.81 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 740.35 feet to the Southerly right of way line of Highway 56; thence South 84 degrees 50 minutes 39 seconds East along said right of way line a distance of 243.48 feet to point lying on the centerline of a 15-foot ingress-egress and utility easement; thence South 37 degrees 14 minutes 00 seconds West leaving said right of way line a distance of 99.76 feet; thence South 27 degrees 21 minutes 52 seconds West a distance of 23.43 feet; thence South 05 degrees 35 minutes 27 seconds West a distance of 55.44 feet; thence South 06 degrees 19 minutes 59 seconds East a distance of 149.97 feet; thence South 03 degrees 41 minutes 02 seconds West a distance of 122.47 feet; thence South 03 degrees 37 minutes 02 seconds West a distance of 72.79 feet; thence South 01 degrees 29 minutes 59 seconds East a distance of 207.22 feet; thence South 01 degrees 38 minutes 55 seconds East a distance of 12.00 feet to the point of beginning.

Also a 15-foot ingress, egress and utility easement being 7.5 feet each of the following described centerline:
Commence at the NE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East thence South 86 degrees 52 minutes 28 seconds West a distance of 1339.85 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 175.81 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 740.35 feet to the Southerly right of way line of Highway 56; thence South 84 degrees 50 minutes 39 seconds East along said right of way line a distance of 243.48 feet to the point of beginning; thence South 37 degrees 14 minutes 00 seconds West leaving said right of way line a distance of 99.76 feet; thence South 27 degrees 21 minutes 52 seconds West a distance of 23.43 feet; thence South 05 degrees 35 minutes 27 seconds West a distance of 55.44 feet; thence South 06 degrees 19 minutes 59 seconds East a distance of 149.97 feet; thence South 03 degrees 41 minutes 02 seconds West a distance of 122.47 feet; thence South 03 degrees 37 minutes 02 seconds West a distance of 72.79 feet; thence South 01 degrees 29 minutes 59 seconds East a distance of 207.22 feet; thence South 01 degrees 38 minutes 55 seconds East a distance of 12.00 feet to the end of said easement.
According to survey of Rodney Y. Shiflett, RLS #21784, dated June 23, 2008.
Situated in Shelby County, Alabama.

ALSO CONVEYED HEREBY IS THAT CERTAIN MOBILE HOME DESCRIBED AS FOLLOWS:
2008 Kabco Model KB28X66SP01, 66X28 with Serial Numbers KB024476A08 and KB024476B08.

Real Estate Sales Validation Form

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

Grantor's Name: Lamar Whitner

Grantee's Name: Barry Rodgers

Mailing Address: 3744 Highway 30
Wilsonville, AL 35186

Mailing Address: 129 Holly Lane
Westover, AL 35147

Property Address: 2244 Highway 56
Wilsonville, AL 35186

Date of Sale: 7/15/2016
Total Purchase Price: \$70,020.72

Actual Value: \$_____ n/a

County: Shelby

Assessor's Market Value:\$

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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: 7/15/2016

Print: Caitlin Graham

Unattested

Sign

(Grantor / Grantee / Owner / Agent) Circle One



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk

Shelby County, AL
07/18/2016 02:05:22 PM
S94.50 CHERRY
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Form RT-130