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09/07/2016 09:44:17 AM  
DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Todd Fulmer  
PO Box 1265  
Millbrook AL  
36054

**GENERAL WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

}  
} KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Eighty Thousand and NO/100 (\$80,000.00) to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Freddie Stephens**, a Married person, (herein referred to as Grantor), grant, sell, bargain and convey unto **R.T. Fulmer and C. M. Fulmer**, (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Begin at the NE Corner of the SE ¼ of the SE ¼ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama said point being the Point of Beginning; thence N 89°51' 46" West a distance of 2154.27 feet to the Northerly ROW line of Shelby County Highway 315, 60' ROW, all further calls will be along ROW until otherwise notes; thence S 47°54'34" East a distance of 73.82 feet to a curve to the left, having a radius of 470.00, a central angle of 23°51'44" and subtended by a chord which bears S59°48'26" East, and a chord distance of 194.33'; thence along the arc of said curve a distance of 195.74'; thence S71°19'35" East, a distance of 194.54' to a curve to the right, having a radius of 230.00, a central angle of 62°42'32" and subtended by a chord which bears S39°58'18" East and a chord distance of 239.35'; thence along the arc of said curve, a distance of 251.73'; thence S08°37'02" East a distance of 347.59' to a curve to the left, having a radius of 70.00, a central angle of 32°48'17" and subtended by a chord which bears S25°01'11" East and a chord distance of 39.53'; thence along the arc of said curve, a distance of 40.08'; thence S41°25'20" East a distance of 167.21' to a curve to the right, having a radius of 430.00 a central angle of 33°33'43" and subtended by a chord which bears S24°28'28" East and a chord distance of 250.69' thence; along the arc of said curve, a distance of 254.38'; thence S07°31'36" East a distance of 109.02' to a curve to the left, having a radius of 95.00, a central angle of 84°51'32" and subtended by a chord which bears S49°57'22" East and a chord distance of 125.19'; thence along the arc of said curve, a distance of 140.70'; thence N87°36'52" East a distance of 83.08' to a curve to the right having a radius of 430.00 a central angle of 15°49'01" and subtended by a chord which bears S84°28'33" East and a chord distance of 118.33'; thence along the arc of said curve a distance of 118.71'; thence S78°34'07" East a distance of 42.82' to a curve to the left, having a radius of 170.00 a central angel of 41°53'36" and subtended by a chord which bears N82°28'03" East and a chord distance of 121.84'; thence along the arc of said curve, a distance of 124.40'; thence N61°30'17" East a distance of 140.85' to a curve to the left, having a radius of 305.00, a central angle of 27°48'96" and subtended by a chord which bears N47°36'15" East and a chord distance of 148.55'; thence along the arc of said curve, a distance of 148.00'; thence N33°42'12" East a distance of 143.97' to a curve to the right having a radius of 390.00, a central angle of 22°21'56" and subtended by a chord which bears N44°53'10" East and a chord distance of 151.27'; thence along the arc of said curve, a distance of 152.24'; thence N56°04'08 East a distance 91.48' to a curve to the right, having a radius of 260.00 a central angle of 32°01'55", and subtended by a chord which bears N 72°05'05" East and a chord distance of 154.51'; thence along the arc of said curve a distance of 156.54'; thence N85°06'02" East a distance of 159.57' to a curve to the right having a radius of 155.00, a central angle of 12°31'19", and subtended by a chord which bears S85°38'18" East and a chord distance of 33.81'; thence along the arc of said curve, a distance of 33.87'; thence N00°00'00" East and leaving said ROW line, a distance of 819.07', to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of the grantor nor that of his spouse.

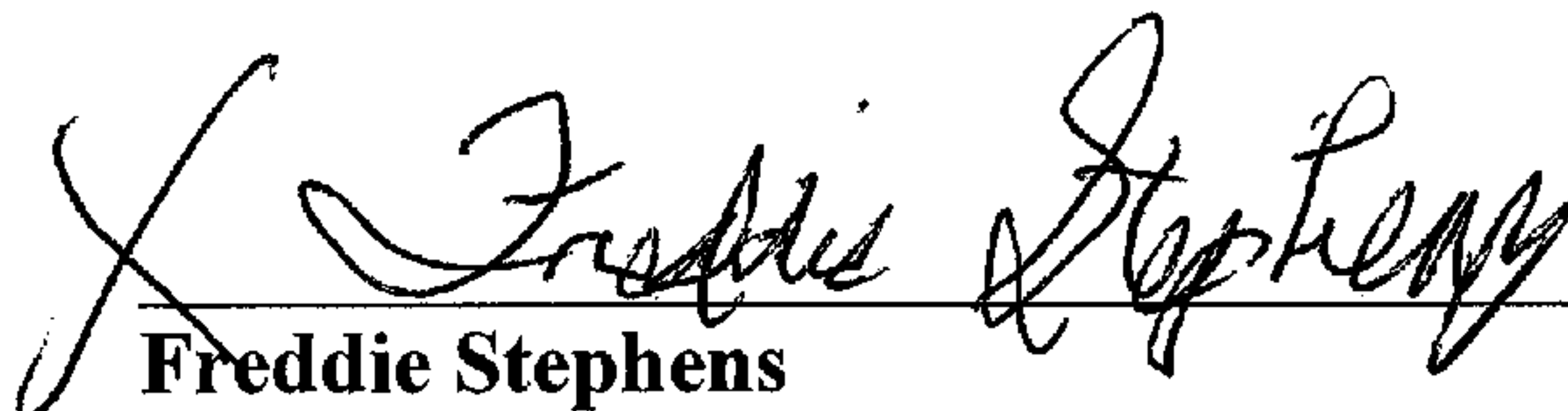
\$ None of the above consideration was secured by and through the purchase money mortgage closed herewith.

*The property is not the homestead of the grantor nor that of his spouse.*

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, my heirs and assigns, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

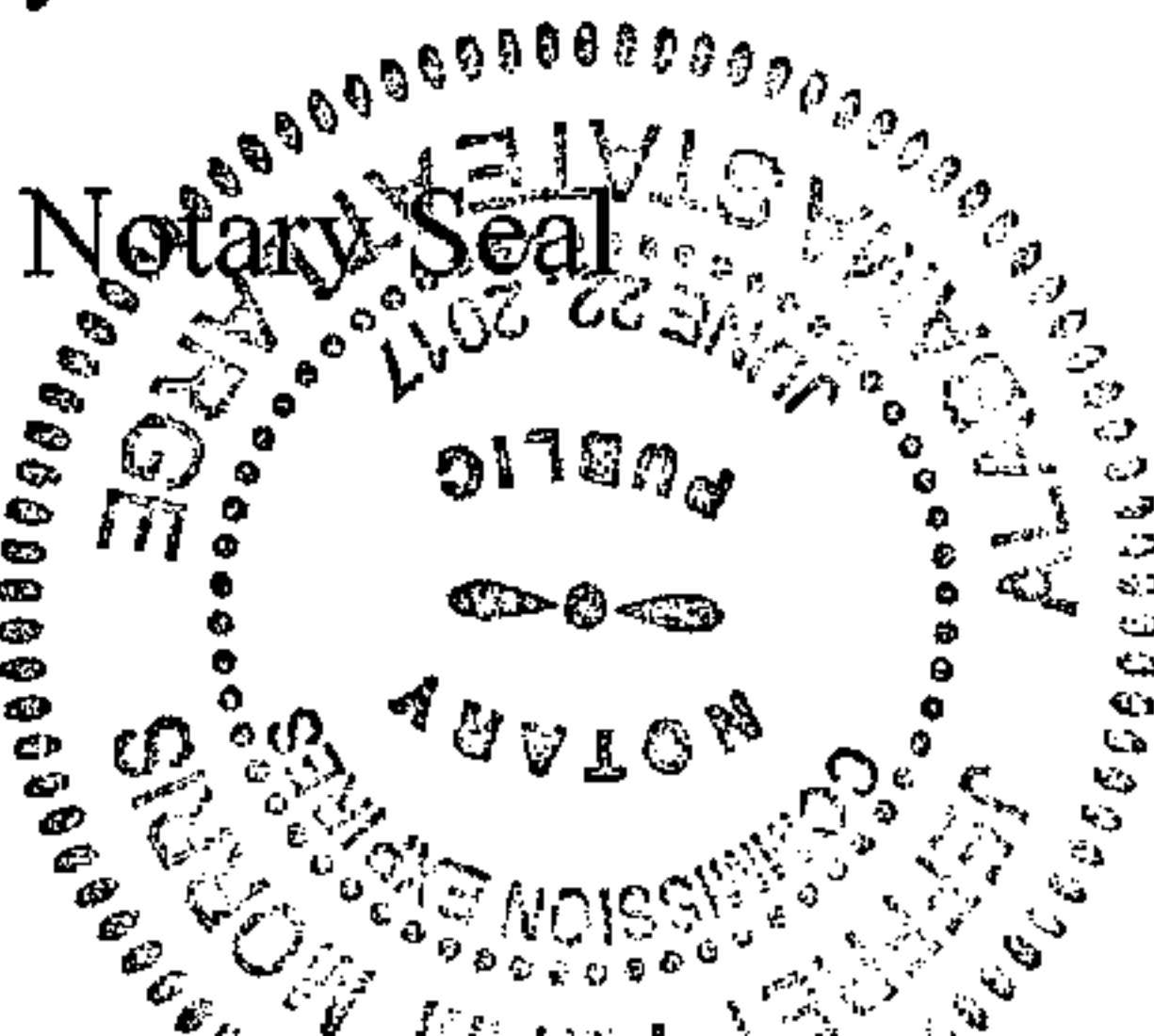
IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal, this 2nd day of September, 2016.

  
Freddie Stephens

STATE OF AL  
COUNTY OF Jefferson

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

Given under my hand and official seal this the 2nd day of September, 2016.



  
Notary Public  
My 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 Fred Stephens  
 Mailing Address 3641 Kings Hill Rd  
B'ham, AL 35223

Grantee's Name Todd Fulmer  
 Mailing Address PO Box 1265  
Millbrook, AL  
36054

Property Address 39.1 Acres in  
Shelby County, AL

Date of Sale 9-2-16  
 Total Purchase Price \$ 80,000



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/07/2016 09:44:17 AM  
 \$101.00 CHERRY  
 20160907000323980

*[Signature]*

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 \_\_\_\_\_

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 9-6-16

Print James York

Unattested

Sign *[Signature]*