

THIS INSTRUMENT PREPARED BY: Diane S. Shotts
WRIGHT HOMES, INC.
6021 MCASHEAN DRIVE
MCCALLA, AL 35111

SEND FAX NOTICE TO: Deborah F. Holden
1510 Eebb Road, Wilsonville, AL 35156

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
JEFFERSON County

That in consideration of \$ 274,330.

to the undersigned grantor, **WRIGHT HOMES, INC.**, a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Deborah F. Holden, an unmarried woman,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, ALABAMA:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless noted otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Richard A. Wright, who is authorized to execute this conveyance, has hereto set its signature and seal, this 19th day of September, 2016.

ATTEST:

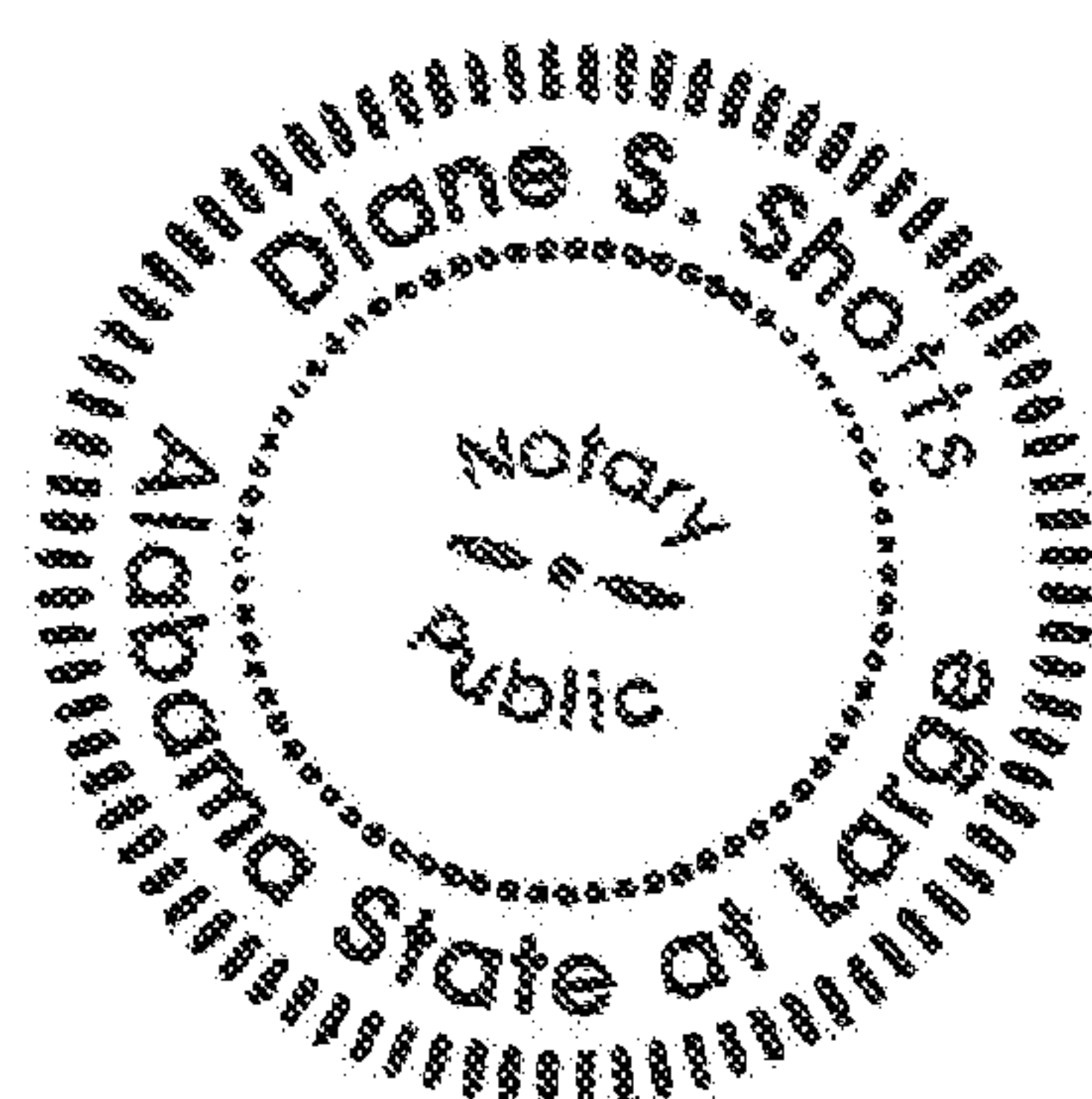
By
President

Richard A. Wright, President

STATE OF ALABAMA
Jackson COUNTY

I, Diane S. Shotts, a Notary Public in and for said County, in said State, hereby certify that Richard A. Wright, whose name as President of Wright Homes, Inc. signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of September A.D., 2016.



Diane S. Shotts
NOTARY PUBLIC

My Commission Expires January 6, 2018

Exhibit "A"

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 17 South, Range 2 East, thence run South 88 degrees 15 minutes 46 seconds East along the North line thereof for a distance of 365.62 feet to the Westerly Right of Way of Hebb Road; thence the following calls along said Right of Way; thence South 08 degrees 22 minutes 25 seconds West for a distance of 89.36 feet to the beginning of a curve concave to the East having as radius of 1590.00' and a central angle of 3 degrees 10 minutes 26 seconds and being subtended by a chord which bears South 06 degrees 44 minutes 21 seconds West 88.07 feet; thence Southerly along said curve, a distance of 88.08'; thence North 88 degrees 15 minutes 44 seconds West for a distance of 346.65 feet; thence North 01 minutes 25 minutes 20 seconds East for a distance of 176.50 feet to the point of beginning.

ALSO: THE FOLLOWING INGRESS AND EGRESS EASEMENT:

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 17 South, Range 2 East; thence South 01 degrees 25 minutes 20 seconds West for a distance of 176.50 feet; thence South 88 degrees 15 minutes 44 seconds East for a distance of 72.00 feet to the Point of Beginning of a 20.0 feet wide easement for ingress and egress lying 10.0 feet on each side of the following described line; said point being the beginning of a curve concave to the Northeast having a radius of 54.00 feet and a central angle of 73 degrees 22 minutes 14 seconds and being subtended by a chord which bears South 35 degrees 35 minutes 59 seconds East 64.52 feet; thence Southerly, Southeasterly and Easterly along said curve for a distance of 69.15 feet; thence South 72 degrees 17 minutes 06 seconds East tangent to said curve for a distance of 82.91 feet to the beginning of curve tangent to said line; thence easterly a distance of 41.66 feet along the curve concave to the North, having a radius of 162.00 feet and a central angle of 14 degrees 44 minutes 01 seconds; thence South 87 degrees 01 minutes 07 Seconds East tangent to said curve for a distance of 111.99 feet to the Westerly Right of Way of Hebb Road and the end of said easement.

Real Estate Sales Validation Form

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

Grantor's Name Wright Homes Inc
 Mailing Address PO Box 429
McCalla, AL 35111

Grantee's Name Deborah F Holden
 Mailing Address 2722 Bailey Rd
Leeds, AL 35094

Property Address 1510 Hebb Rd.
Prichard, AL 35186

Date of Sale 9/19/16
 Total Purchase Price \$ 274,330.00
 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

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 9-19-16

Print Diane S. Shotts

☐ Unattested

Sign Diane S. Shotts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/19/2016 01:28:35 PM
 \$295.50 CHERRY
 20160919000341610

[Signature]