

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, **Britney Pardue-Kennitz**, a ^{br} ~~Kennitz~~ **married person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **Tiffany Pardue**, ^{br} ~~Britney Pardue-Kennitz~~, **Melissa Hann, Beth Medina, and Louise Ann Pardue Devers** (herein referred to as "Grantees") the following described real estate situated in Jefferson County, Alabama, to-wit:

PARCEL 1

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 1320.77'; thence S00°00'00"E, a distance of 1311.08' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 1114.21' to the Westerly R.O.W. line of Alabama Highway 119, 80' R.O.W.; thence S35°15'47"W and along said R.O.W. line, a distance of 1608.86'; thence S89°20'34"W and leaving said R.O.W. line, a distance of 417.88' to the Easterly R.O.W. line of Huntley Parkway, 60' R.O.W., said point being the beginning of a non-tangent curve to the right, having a radius of 470.00, a central angle of 35°30'03", and subtended by a chord which bears N16°51'21"W, and a chord distance of 286.58; thence along the arc of said curve and said R.O.W. line, a distance of 291.22'; thence N01°03'54"E and along said R.O.W. line, a distance of 1044.36'; thence N90°00'00"E and leaving said R.O.W. line, a distance of 296.17' to the POINT OF BEGINNING.

Said Parcel containing 28.75 acres, more or less.

PARCEL 2

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 1320.77'; thence S00°00'00"E, a distance of 1311.08'; thence N90°00'00"E, a distance of 1114.21' to the Westerly R.O.W. line of Alabama Highway 119, 80' R.O.W.; thence S35°15'47"W and along said R.O.W. line, a distance of 1608.86'; thence S89°20'34"W and leaving said R.O.W. line, a distance of 417.88'; thence S89°20'05"W, a distance of 47.87' to the Westerly R.O.W. line of Huntley Parkway, 60' R.O.W., said point being the POINT OF BEGINNING; thence S89°21'20"W and leaving said R.O.W., a distance of 47.87'; thence N00°57'20"E, a distance of 102.53' to the beginning of a non-tangent curve to the left, having a radius of 530.00, a central angle of 12°07'25", and subtended by a chord which bears S24°21'04"E, and a chord distance of 111.94'; thence along the arc of said curve, a distance of 112.15' to the POINT OF BEGINNING.

Said Parcel containing 0.05 acres, more or less.

The above described property does not constitute the homestead of the grantor, nor that of her spouse.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees, their successors and assigns forever.

Shelby County, AL 09/22/2016
State of Alabama
Deed Tax: \$289.50

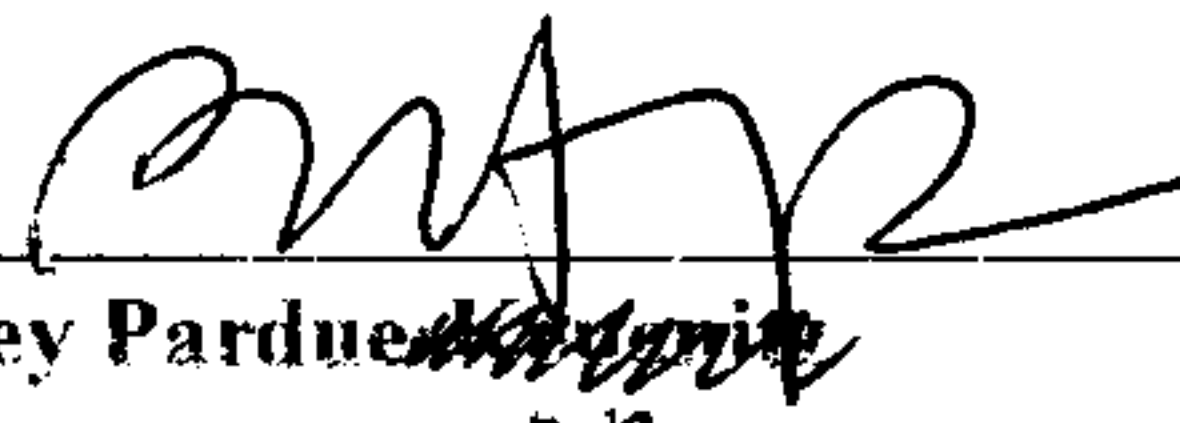


20160922000345670 2/3 \$312.50
Shelby Cnty Judge of Probate, AL
09/22/2016 09:14:46 AM FILED/CERT

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 7 day of Sep, 2016.

WITNESS

 {L.S.}
Britney Pardue-Kowitz
DP

STATE OF NC
COUNTY OF Durham

I, the undersigned notary public, in and for said county and state, hereby certify that **Britney Pardue-Kowitz**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of September, 2016.


Notary Public

My commission expires 12/2/19

GRANTEE'S MAILING ADDRESS:

451 Tranquil Bay Circle
Norwood, NC 28128

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-05-4628

ADAM PEERY
Notary Public
Wake Co., North Carolina
My Commission Expires Dec. 2, 2019

Real Estate Sales Validation Form

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

Grantor's Name Britney Pardue
Mailing Address _____

Grantee's Name Louise Ann Pardue Devers, et al
Mailing Address 451 Tranquil Bay Circle
Norwood, NC 28128

Property Address Acreage on Highway 11
Pelham, Alabama 35124

Date of Sale September 7, 2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 867,300.00 x 1/3 = \$289,100.00



20160922000345670 3/3 \$312.50
Shelby Cnty Judge of Probate, AL
09/22/2016 09:14:46 AM FILED/CERT

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 ☐ Tax Assessor Value
☐ 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 9/21/16

Print Dawn Rasso

☐ Unattested _____
(verified by)

Sign Dawn Rasso
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1