20160922000345680 1/3 \$312.50 Shelby Cnty Judge of Probate, AL 09/22/2016 09:14:47 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Warranty Deed

Enow all Allen 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, Louise Ann Pardue Devers, a married person (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto Tiffany Pardue, Britney Pardue-Kenenitz, 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



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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.

	antee, its successors and assigns forever, against the
awful claims of all persons. In Witness Whereof, the said	d Grantor has set his hand and seal this day
of	
MITNESS	Louise Ann Pardue Devers
Louise Ann Pardue Devers, whose name	and for said county and state, hereby certify that is signed to the foregoing conveyance, and who is this day that, being informed of the contents of the ly on the day the same bears date
Given under my hand and seal this	day of Sipt

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

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Louise Ann Pardue Devers 461 Tranquil Bay Circle Norwood, NC 28128	Grantee's Name Mailing Address	Louise Ann Pardue Devers, et al 451 Tranquil Bay Circle Norwood, NC 28128	
Property Address	Acreage on Highway 11 Pelham, Alabama 35124	Date of Sale Total Purchase Price or	September 6, 2016	
201609220003456 Shelby Cnty Jud	380 3/3 \$312.50 dge of Probate, AL 4:47 AM FILED/CERT	Actual Value or	\$ \$ 867,300.00 x 1/3 = \$289,100.00	
The purchase price evidence: (check of Bill of Sale Sales Contract Closing Staten	e or actual value claimed on ne) (Recordation of docum t nent	this form can be verified in the entary evidence is not require Appraisal Appraisal Tax Assessor Value	ed)	
	this form is not required.	ordation contains all of the rec	uneu momanon referenceu	
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 an to property is being		the name of the person or pe	rsons to whom interest	
Property address -	the physical address of the	property being conveyed, if av	vailable.	
Date of Sale - the	date on which interest to the	property was conveyed.		
•	ce - the total amount paid for the instrument offered for re	the purchase of the property ecord.	, both real and personal,	
conveyed by the in	•	This may be evidenced by an	both real and personal, being appraisal conducted by a	
excluding current unresponsibility of val	se valuation, of the property	etermined, the current estimated as determined by the local of ax purposes will be used and the characters.	fficial charged with the	
accurate. I further u	-	atements claimed on this form	d in this document is true and may result in the imposition	
Date 9 2414		Print Daw Ras		
Unattested		Sign Dawn	<u> </u>	
	(verified by)	(Grantor/Grantee	e/Owner/Agent) gircle one Form RT-1	