

STATE OF ALABAMA

COUNTY OF SHELBY

This deed prepared by:
Jason E. Spinks
Davey Allison Blvd
Hueytown, Al 35023

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of NINE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$9,500.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Anna Carol Fogle, a single woman, hereinafter the "Grantor"), hereby releases, quitclaims, grants, sells, and conveys to Susan Callahan, a married woman, having an address of 2360 Timber Lane, Alabaster, Al 35007, (hereinafter the "Grantee"), all of her rights, title, and interest and claim in or to that certain parcel of property situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto.

Exhibit "A"

This property is not the homestead of the Grantor.
TO HAVE AND TO HOLD to the said Grantee forever.

Given under Grantor's hand and seal, this 21th day of September, 2016.

GRANTOR:

Anna Carol Fogle Anna Carol Fogle
by: Michael Fogle
Michael Fogle, attorney in fact for Anna Carol Fogle

ATTEST Anna Carol Fogle

Shelby County, AL 09/26/2016
State of Alabama
Deed Tax: \$9.50


STATE OF ALABAMA

COUNTY OF Baldwin

I, Angie R. Lentz, a Notary Public in and for said County and State hereby certify that Michael Fogle, whose name appears as attorney in fact for Anna Carol Fogle, is signed to the foregoing instrument and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date) on behalf of Anna Carol Fogle.

Given under my hand and official seal on September 21, 2016.

Angie R. Lentz


20160926000350140 1/5 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2016 09:03:00 AM FILED/CERT

My commison expires: 1/13/2019

Exhibit "A"

Shelby Cnty Judge of Probate, AL
06/25/1981 00:00:00 FILED/CERTIFIED

In consideration of one dollar and other good and valuable considerations paid to Mead Land Services, Inc., a corporation, (hereinafter called MLS) by F. Richard Fogle and Anna Carol Fogle (hereinafter called Grantees), the receipt of which MLS hereby acknowledges, MLS does hereby grant, bargain, sell and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama (hereinafter called Real Estate):

West 1/2 of the SE 1/4 of Section 5, Township 21 South, Range 2 West. Containing 79.15 acres, more or less.

Also: Commence at a point in the center line of an existing chert road, said point being 320.0' South of the Northwest corner of Section 9, Township 21 South, Range 2 West and lying on the West line thereof for the point of beginning; thence run eastwardly along said center line to a point which is 200.0' West of the Southeast corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West as measured along the South line thereof; thence leaving said center line run westwardly along the South line of said North 1/2 of the SE 1/4 of the SE 1/4 to the Southwest corner thereof; thence run southwardly along the West line of the SE 1/4 of the SE 1/4 to the Southwest corner of the SE 1/4 of the SE 1/4; thence run southwardly along the East line of the NW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West to the Southeast corner thereof; thence run westwardly along the South line of said NW 1/4 of the NE 1/4 to the Southwest corner thereof; thence run southwardly along the East line of the SE 1/4 of the NW 1/4 of said Section 9, to the Southeast corner thereof; thence run westwardly along the South line of the SE 1/4 of the NW 1/4 of said Section 9 to the Southwest corner of the East 1/2 of the SW 1/4 of the NW 1/4 of said Section 9; thence run northwardly along the West line of said East 1/2 of the SW 1/4 of the NW 1/4 of said Section 9 to the Northwest corner thereof; thence run westwardly along the South line of the NW 1/4 of the NW 1/4 of said Section 9 to the Southwest corner thereof; thence run northwardly along the West line of said NW 1/4 of the NW 1/4 to the point of beginning. Containing 241.50 acres, more or less.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1981; (2) all restrictions, reservations, encroachments, rights, conditions, streets and roads (whether dedicated or undedicated), covenants, leases, rights-of-way and easements (whether the foregoing are recorded or unrecorded) which affect the Real Estate, and without limiting the foregoing, this conveyance is made subject to all existing electric power lines, telephone lines, gas lines and other pipelines

BOOK 333 PAGE 623

20160926000350140 2/5 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2016 09:03:00 AM FILED/CERT

20160108000008360 3/5 \$8.75
Shelby Cnty Judge of Probate, AL
01/08/2016 12:06:37 PM FILED/CERT

all laws, ordinances, regulations, restrictions or orders of any federal, state, county or municipal government or of any public authority, including, without limitation, zoning and any other restrictions imposed by governmental authority, which affect the Real Estate; (4) all conditions which an accurate and complete survey would disclose; (5) with regard to the portion of the Real Estate located in Section 5, Township 21 South, Range 2 West, the minerals and mining rights are excepted.

With regard to the portion of the Real Estate located in Section 5, Township 21 South, Range 2 West, all of the coal, gas, iron ore, limestone, oil and other minerals in and under the Real Estate (hereinafter collectively called Minerals) and all mining rights necessary or incidental to the removal of the Minerals from the Real Estate, including the right to transport through the Real Estate coal, gas, iron ore, limestone, oil and other minerals from lands which adjoin the Real Estate, without using the surface of the Real Estate, have been reserved by a prior owner of the Real Estate and this conveyance of the Real Estate is made subject to such reservation of Minerals and rights. No right of action for damages on account of injuries to the Real Estate or to any buildings, improvements, structures, pipelines, wells, water courses or other sources of water supply now or hereafter located on the Real Estate or to the Grantees or to other occupants or persons in or upon the Real Estate resulting from any past mining operations, or resulting from blasting, dewatering, or the removal by any party at any time heretofore of coal, gas, iron ore, oil, limestone or other minerals or coal, ore, or other mineral seam or other roof or surface supports, in or from the Real Estate or adjoining, adjacent or other lands shall ever accrue to, or be asserted by, the Grantees or by other occupants of the surface of the Real Estate, their heirs, successors or assigns, or by anyone else, the surface and surface rights in the Real Estate being hereby made expressly subject to all such injuries from past mining operations. The covenants herein contained constitute covenants, rights and easements running with the land (the Real Estate) as against the Grantees and all persons, firms or corporations now or hereafter holding the surface or surface rights of the Real Estate.

To have and to hold to the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of each survivor forever, together with every contingent remainder and right of reversion.

In witness whereof, Mead Land Services, Inc., by its Senior Vice President, P. R. Satterwhite, who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of June, 1981.

Attest:

Mead Land Services, Inc.

Its Assistant Secretary

By P. R. Satterwhite
Its Senior Vice President



20160108000008360 4/5 \$8.75
Shelby Cnty Judge of Probate, AL
01/08/2016 12:06:37 PM FILED/CERT



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Shelby Cnty Judge of Probate, AL
09/26/2016 09:03:00 AM FILED/CERT

333 PAGE 024
330X

I, Ted M. Turbeville, a Notary Public in and for said County, in said State, hereby certify that P. R. Satterwhite, whose name as Senior Vice President of Mead Land Services, Inc., a corporation, 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, 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 the 19th day of June, 1981.

Ted M. Turbeville
Notary Public
Notary Public, Alabama State at Large
My Commission Expires December 28, 1982
Bonded by Western Surety Co. of SD

NOTARY MUST AFFIX SEAL

BOOK 333 PAGE 625

2016010800008360 5/5 \$8.75
Shelby Cnty Judge of Probate, AL
01/08/2016 12:06:37 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSON, GARDNER, JONES AND GIBBLE
1900 First National-Southern National Bldg.
Birmingham, Alabama 35203

1981 JUN 25 PM 2:19

Deed tax - 337.00
Rec. 1.50
Ind. 1.00
342.50

20160926000350140 4/5 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2016 09:03:00 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Anna Fogle
Mailing Address 20451 Co Rd 13
Fairhope, AL
36532

Grantee's Name Susan Callahan
Mailing Address 2360 Timber Lane
Alabaster AL
35007

Property Address no address
assigned

Date of Sale 9/21/16
Total Purchase Price \$ 9500.

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 9-26-16

Print Susan Callahan

Sign Susan Callahan

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested
20160926000350140 5/5 \$36.50
Shelby Cnty Judge of Probate, AL
09/26/2016 09:03:00 AM FILED/CERT

Verified by)