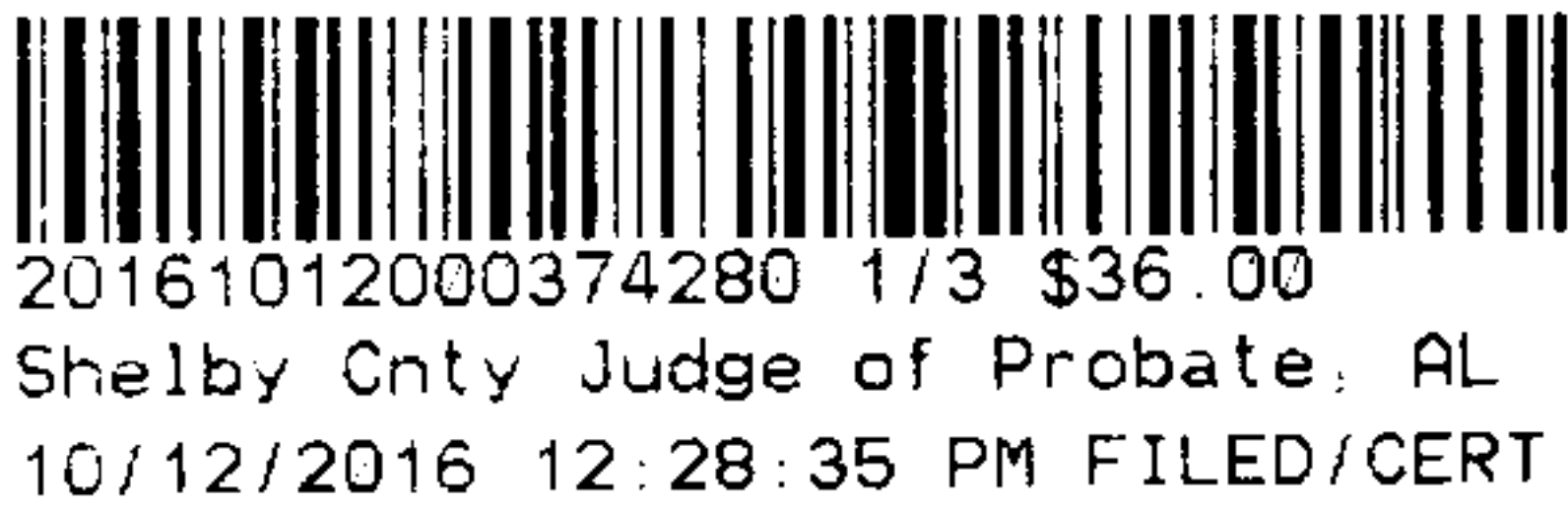


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244
[NO TITLE EXAMINATION PROVIDED]

SEND TAX NOTICE TO:
James H. Burchfield, Jr.
1270 Highway 42
Calera, AL 35214

STATE OF ALABAMA)

COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00) and other good and valuable consideration, to the undersigned, Nellie M. Burchfield, an unmarried woman ("Grantor") , in hand paid by James H. Burchfield, Jr. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

BEGIN at the SW Corner of the SE 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°22'07"W, a distance of 156.47'; thence N00°38'10"E, a distance of 580.41'; thence S87°03'26"W, a distance of 14.95'; thence N01°16'58"W, a distance of 283.29'; thence N76°39'20"W, a distance of 182.50'; thence N00°16'38"W, a distance of 400.00' to the Southerly R.O.W. line of Shelby County Highway 42; thence N87°17'24"E and along said R.O.W. line, a distance of 354.41'; thence S00°26'55"E and leaving said R.O.W. line, a distance of 458.80'; thence N89°50'29"W, a distance of 149.59'; thence S01°33'45"E, a distance of 282.29'; thence N79°12'22"E, a distance of 146.48'; thence S00°26'55"E, a distance of 608.69'; thence S83°08'39"W, a distance of 13.66' to the POINT OF BEGINNING, containing 6.02 acres, more or less.

Grantor is the sole beneficiary under the Will of James Hershell Burchfield, probated in Shelby County Probate Case Number PR2011-000044.

Grantor reserves and establishes a non-exclusive easement for ingress and egress over and across the following described property for the benefit of Grantor, her successors and assigns:

Ingress/Egress Easement, being more particularly described as follows:
Commence at the SW Corner of the SE 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama; thence N89°22'07"W, a distance of 156.47'; thence N00°38'10"E, a distance of 580.41' to the POINT OF BEGINNING OF EASEMENT; thence S87°03'26"W, a distance of 14.95'; thence N01°16'58"W, a distance of 283.29'; thence N01°06'21"W, a distance of 387.07'; thence N15°43'14"W, a distance of 64.86' to the Southerly R.O.W. line of Shelby County Highway 42; thence N87°17'24"E and along said R.O.W. line, a distance of 30.59'; thence S15°38'39"E and leaving said R.O.W. line, a distance of 60.12'; thence S00°59'24"E, a distance of 392.54'; thence S01°33'45"E, a distance of 282.29'; thence S87°03'26"W, a distance of 14.95' to the POINT OF BEGINNING OF SAID EASEMENT.


SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 21st day of September, 2016.

WITNESS:


20161012000374280 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
10/12/2016 12:28:35 PM FILED/CERT

Ann P. Marshall

Nellie M. Burchfield
Nellie M. Burchfield

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nellie M. Burchfield, an unmarried woman, 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 21st day of September, 2016.

Ann P. Marshall
Notary Public

My Commission Expires: 2/10/2019

Real Estate Sales Validation Form

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

Grantor's Name Nellie M. Burchfield
Mailing Address 1266 Highway 42
Calera, AL 35040

Grantee's Name James H. Burchfield, Jr.
Mailing Address 1270 Highway 42
Calera, AL 35040


Property Address Part of the SE 1/4 of the NW 1/4 of
Section 2, TS 22 South, Range 2 West
Shelby County, Alabama

Date of Sale September 21, 2016
Total Purchase Price \$ 15,000.00
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


20161012000374280 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
10/12/2016 12:28:35 PM FILED/CERT

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 September 21, 2016

Print James H. Burchfield, Jr.

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1