

THIS INSTRUMENT PREPARED BY:
K. Henson Millsap, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550
Birmingham, AL 35243

Send tax notices to:
Len B. Shannon, III
230 Swann Drive
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **LEN B. SHANNON, III**, an unmarried individual ("Grantor"), by **LEN B. SHANNON, III, as Trustee for the LEN B. SHANNON, III REVOCABLE LIVING TRUST** ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to all conditions, covenants, easements and restrictions of record (the "Exceptions").


And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

| | |
|---|--|
| Grantor's Name and Mailing Address: | Grantee's Name and Mailing Address: |
| Len B. Shannon, III | Len B. Shannon, III, as Trustee for the Len B. Shannon, III Revocable Living Trust |
| 230 Swann Drive | 230 Swann Drive |
| Birmingham, AL 35242 | Birmingham, AL 35242 |
| Property Address: | 230 Swann Drive Birmingham, AL 35242 |
| Date of Sale: | , 2016 |
| Assessor's Market Value: | \$697,790.00 |
| The Assessor's Market Value can be verified in: | <input checked="" type="checkbox"/> Property Tax Bill or Assessment |

[Signature on following page]

Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$698.00


20161014000377460 1/3 \$719.00
Shelby Cnty Judge of Probate, AL
10/14/2016 09:45:42 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

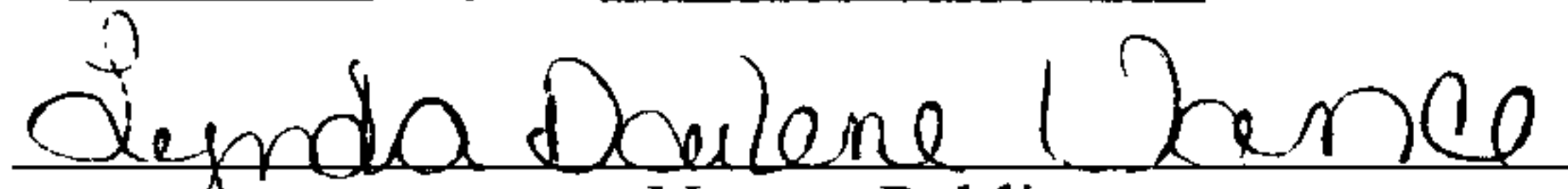


LEN B. SHANNON, III

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that LEN B. SHANNON, III, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of October, 2016.


Notary Public

AFFIX SEAL

My commission expires: _____

MY COMMISSION EXPIRES FEBRUARY 10, 2020



20161014000377460 2/3 \$719.00
Shelby Cnty Judge of Probate, AL
10/14/2016 09:45:42 AM FILED/CERT

Exhibit A

Legal Description

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run South 00°12'29" East along the East line of said ¼ - ¼ Section a distance of 482.69 feet to a found steel rebar corner and the point of beginning of the property, thence continue along last described course a distance of 128.74 feet to a found capped steel rebar corner; thence run North 79°19'57" West a distance of 205.81 feet to a point; thence run South 23°14'20" West a distance of 235.39 feet to a point; thence North 77°45'40" West a distance of 169.44 feet to a point; thence run South 23°14'20" West a distance of 270.00 feet to a point; thence run South 06°11'35" West a distance of 188.62 feet to a point; thence run North 70°39'25" West a distance of 98.32 feet to a point; thence run South 22°01'42" West a distance of 159.76 feet to a point; thence run North 46°15'07" West a distance of 305.30 feet to a found one inch open top pipe corner; thence run North 29°59'11" East a distance of 1032.59 feet to a found one inch open top pipe corner; thence run South 43°03'44" East a distance of 146.22 feet to a found one inch open top corner; thence run South 41°20'25" East a distance of 341.69 feet; thence run North 64°53'29" East for 90.14 feet; thence run North 41°54'48" East for 55.32 feet to the point of beginning.

Also Easement:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 23, Township 19 South, Range 2 West; thence run South 0°02'52" West along the East line of said ¼ - ¼ for 102.51 feet to a point in the centerline of Swann Road; said point being the point of beginning of a 15 foot easement for ingress, egress and utilities lying 15 feet on the West side of the following described line; thence continue South 0°02'52" East along said ¼ - ¼ line and East side of said easement for 508.92 feet to the end of said easement.

Situated in Shelby County, Alabama.

Property Address: 230 Swann Drive, Birmingham, Alabama 35242



20161014000377460 3/3 \$719.00
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