

THIS INSTRUMENT PREPARED BY: Jeremy Wright
J. Wright Building Company, INC.
850 Corporate Parkway, STE 104
Birmingham, AL 35242
205.820.0100

SEND TAX NOTICE TO:

20161229000473440 1/3 \$23.00
Shelby Cnty Judge of Probate: AL
12/29/2016 02:46:15 PM FILED/CERT

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY

Shelby County: AL 12/29/2016
State of Alabama
Deed Tax: \$2.00

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Nicholas Anglin and wife Valyn Anglin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. Wright Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of October, 2016 .

[Signature]

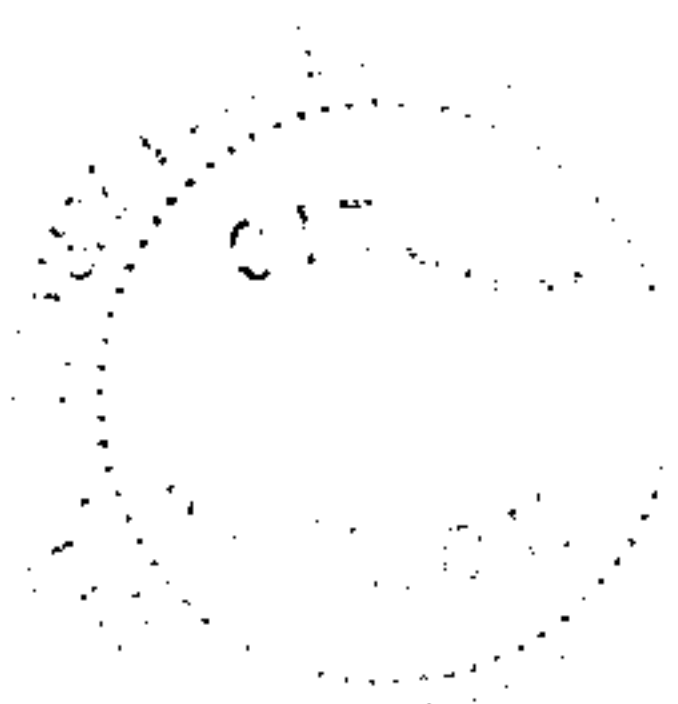
[Signature]

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Blanche Hill, a Notary Public in and for said County, in said State, hereby certify that Nicholas Anglin and wife Valyn Anglin , whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October A.D., 2016.



Blanche W. Hill
NOTARY PUBLIC

My Commission Expires: 2-24-2020


EXHIBIT "A"

STATE OF ALABAMA
SHELBY COUNTY

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run Easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance 221.12 feet to an iron pipe found at the POINT OF BEGINNING of the parcel herein described; thence with a deflection angle of 89 degrees, 38 minutes, 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found at the Southwest corner of the parcel of land described at Deed Book 349 Page 538 and recorded in the Office of the Judge of Probate for Shelby County Alabama; thence with an interior angle of 180 degrees, 04 minutes, 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to an iron pipe found on the curving South right-of-way margin of county road No. 277; thence with an interior angle of 112 degrees, 14 minutes, 53 seconds to the left to the chord, run in a northeasterly direction and along said curving South margin, having a radius of 412.84 feet, for a chord distance of 74.82 feet to a capped rebar set; thence with an interior angle of 174 degrees, 48 minutes, 04 seconds to the left, run in a northeasterly direction and along said margin for a distance of 159.29 feet; thence with an interior angle of 72 degrees, 53 minutes, 36 seconds to the left, run in a Southerly direction for a distance of 241.02 feet to an iron pipe found; thence with an interior angle left of 180 degrees, 04 minutes, 56 seconds continue Southerly for a distance of 444.54 feet to an iron pipe found on the South line of said Southwest Quarter of the Southeast Quarter; thence with an interior angle of 90 degrees, 15 minutes, 47 seconds to the left, run in a Westerly direction and along said South line for a distance of 222.07 feet to the POINT OF BEGINNING of the parcel herein described; thus making closing interior angle of 89 degrees, 38 minutes, 14 seconds.

Said Parcel containing 3.31 acres, more or less.


20161229000473440 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/29/2016 02:46:15 PM 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 NICK & VALYN ANGLIN
Mailing Address 1213 HWY 277
HELENA, AL

Grantee's Name J. WRIGHT BUILDING COMPANY
Mailing Address 850 CORPORATE PARKWAY
STE 104
BIRMINGHAM, AL 35242

Property Address 1213 HWY 277
HELENA, AL

Date of Sale 10-21-16
Total Purchase Price \$ 2,000
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 _____

Print J. WRIGHT BUILDING COMPANY

Unattested

Sign

[Signature] PRESIDENT
(Grantor/Grantee/Owner/Agent) circle one

Verified by)

Form RT-1



20161229000473440 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/29/2016 02:46:15 PM FILED/CERT