

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

Send tax notices to:
Delphia Gail Smith
4276 Highway 39
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)

20170216000056660
02/16/2017 01:35:23 PM
DEEDS 1/5

GENERAL 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 **EMRIS H. GRAHAM, JR. AND SHARON D. GRAHAM**, a married couple (collectively, "Grantor"), by **DELPHIA GAIL SMITH as Trustee of the DELPHIA GAIL SMITH MANAGEMENT TRUST DATED MARCH 1, 2001** ("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 General Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (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 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 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:
Emris H. Graham Jr. and Sharon D. Graham	Delphia Gail Smith, as Trustee of the Delphia Gail Smith Management Trust Dated March 1, 2001
3749 Montevallo Road	4276 Highway 39
Birmingham, AL 35213	Chelsea, AL 35043
Property Address:	Maplewood Lane Sterrett, AL 35147 Parcel # 05-4-18-0-000-020.001
Date of Sale:	February 15 th , 2017
Purchase Price:	\$360,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this General 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:

EMRIS H. GRAHAM, JR.

SHARON D. GRAHAM

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

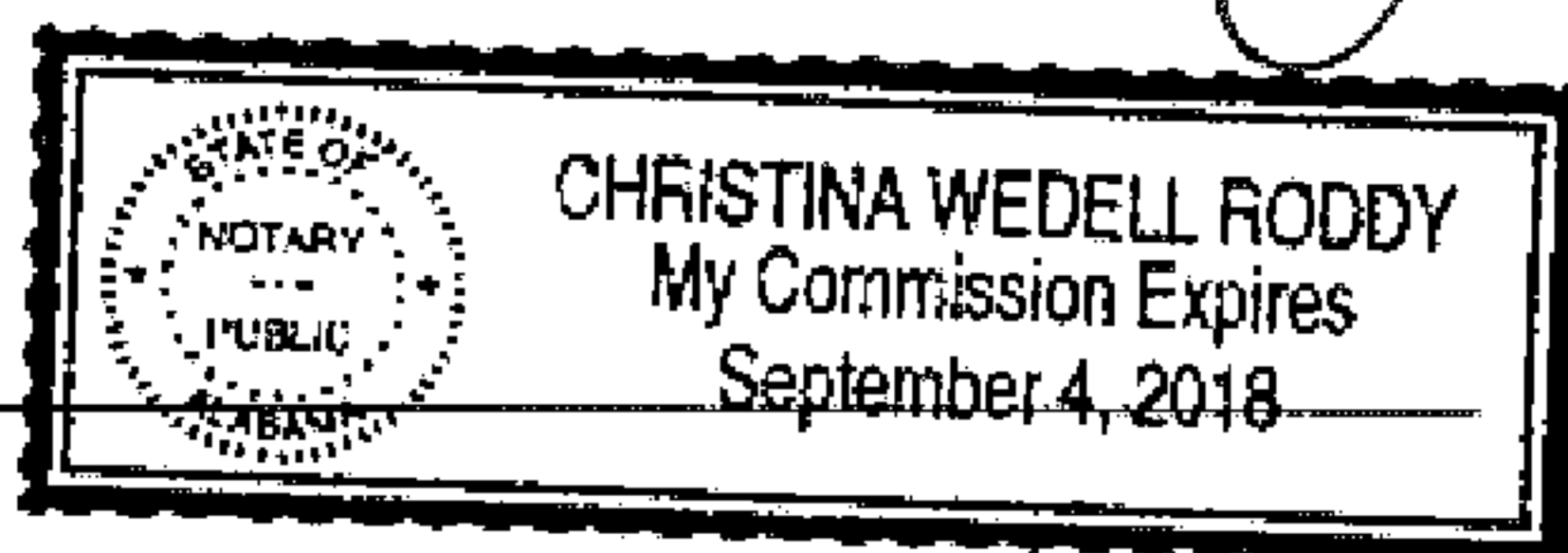
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that EMRIS H. GRAHAM, JR., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed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

Given under my hand and official seal this the 14th day of February, 2017.

Notary Public

AFFIX SEAL

My commission expires:



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that SHARON D. GRAHAM, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of February, 2017.

Notary Public

AFFIX SEAL

My commission expires:



EXHIBIT A**Description of the Property**

From a 3/4" pipe accepted as the N.E. corner of Section 18, T18S-R2E, run thence (TRUE) S 00°52'53"W along the East boundary of said Section 18 for a distance of 1335.86 feet to a point at the true N.E. corner of the SE1/4-NE1/4 of said Section 18, said point being N 00°52'53"E 4007.60 feet North of a 2" pipe at the S.E. corner of said Section 18; thence run N 89°32'26"W along the accepted North boundary of said SE1/4-NE1/4 for a distance of 242.73 feet to a 1/2" rebar on the Westerly boundary of Shelby County road #55 (60' R.O.W.), being the point of beginning of herein described parcel of land; thence continue N 89°32'26"W along the accepted North boundary of said SE1/4-NE1/4 for a distance of 1042.45 feet to a 3/4" rebar accepted as the S.E. corner of the NW1/4-NE1/4 of said Section 18; thence run N 00°27'35"W along the accepted East boundary of said NW1/4-NE1/4 for a distance of 1317.85 feet to a 1" pipe accepted as the N.E. corner of said NW1/4-NE1/4; thence run S 89°17'00"W along the accepted North boundary of said NW1/4-NE1/4 for a distance of 1098.21 feet to a 1/2" rebar accepted as the N.W. corner of said NW1/4-NE1/4; thence run S 02°38'48"W along the accepted West boundary of said NW1/4-NE1/4 for a distance of 1311.04 feet to a railroad rail accepted as the N.W. corner of the SW1/4-NE1/4 of aforementioned Section 18; thence run S 00°55'15"W along the accepted West boundary of said SW1/4-NE1/4 for a distance of 710.35 feet to a 1/2" rebar on the Northerly boundary of Maplewood Drive (60' R.O.W.) that is N 00°55'15"E 650.98 feet of a 3/4" rebar accepted as the S.W. corner of said SW1/4-NE1/4, said point being on a curve concave left, having a delta angle of 14°29'48" and tangents of 46.18 feet; thence run N 70°41'23"E for a chord distance of 60.68 feet to a 1/2" rebar at the P.T.; thence run N 65°53'48"E along said drive boundary for a distance of 159.62 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 30°00'59" and tangents of 166.96 feet; thence run N 50°53'18"E for a chord distance of 322.52 feet to a 1/2" rebar at the P.T.; thence run N 35°52'49"E along said drive boundary for a distance of 140.00 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 23°39'38" and tangents of 81.28 feet; thence run N 47°42'38"E for a chord distance of 159.11 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 63°35'59" and tangents of 98.01 feet; thence run S 88°39'35"E for a chord distance of 166.60 feet to a 1/2" rebar at the P.T.; thence run S 56°51'34"E along said drive boundary for a distance of 179.75 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 28°13'05" and tangents of 72.46 feet; thence run S 70°58'06"E for a chord distance of 140.55 feet to a 1/2" rebar at the P.T.; thence run S 85°04'39"E along said drive boundary for a distance of 158.59 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 25°04'43" and tangents of 106.67 feet; thence run S 72°32'18"E for a chord distance of 208.26 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 46°01'33" and tangents of 61.62 feet; thence run S 36°59'12"E for a chord distance of 113.43 feet to a 1/2" rebar at the P.T.; thence run S 13°58'23"E along said drive boundary for a distance of 51.76 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 17°26'30" and tangents of 79.60 feet; thence run S 05°15'08"E for a chord distance of 157.36 feet to a 1/2" rebar at the P.T.; thence run S 03°28'07"W along said drive boundary for a distance of 46.56 feet at the P.C. of a curve concave left, having a delta angle of 11°25'48" and tangents of 197.00 feet; thence run S 02°14'47"E for a chord distance of 392.04 feet to a 1/2" rebar at the P.T.; thence run S

[continued on following page]

07°57'41"E along said drive boundary for a distance of 88.68 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 26°02'21" and tangents of 58.06 feet; thence run S 20°58'51"E for a chord distance of 113.14 feet to a 1/2" rebar at the P.T.; thence run S 34°00'02"E along said drive boundary for a distance of 140.14 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 26°32'45" and tangents of 102.92 feet; thence run S 47°16'25"E for a chord distance of 200.35 feet to a 1/2" rebar at the P.T.; thence run S 60°32'47"E along said drive boundary for a distance of 210.58 feet to a 1/2" rebar at a point of intersection with the Westerly boundary of Shelby County Road #55 (60' R.O.W.), said point being the P.C. of a curve concave right, having a delta angle of 19°25'28" and tangents of 164.98 feet; thence run N 11°37'07"E for a chord distance of 325.22 feet to a 1/2" rebar at the P.T.; thence run N 21°19'50"E along said road boundary for a distance of 276.89 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 21°01'30" and tangents of 104.43 feet; thence run N 10°49'05"E for a chord distance of 205.36 feet to a 1/2" rebar at the P.T.; thence run N 00°18'20"E along said road boundary for a distance of 548.20 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 03°10'34" and tangents of 99.17 feet; thence run N 01°16'58"W for a chord distance of 198.26 feet to a 1/2" rebar at the P.T.; thence run N 02°52'15"W along said road boundary for a distance of 182.88 feet to the point of beginning of herein described parcel of land, containing 71.31 acres, situated in the NW1/4-NE1/4 and the S1/2-NE1/4 and the NE1/4-SE1/4 of Section 18, T18S-R2E, Shelby County, Alabama.

Being a portion of the premises conveyed to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama as Instrument No. 2000-04451 and corrected in corrective deed recorded in Instrument No. 2001-21744.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2017, and subsequent years, not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.
3. Easement to Alabama Power Company recorded in Deed Book 218, Page 17.
4. Residential Access Easement recorded in Instrument # 2001-11375 and consent to assignment of easement recorded in Instrument # 2001-11378.
5. Easement for access and egress recorded in Instrument # 2001-11377.
6. Grant of Easement to Shelby County Commission recorded in Instrument # 2001-00868.
7. Non-exclusive Private Road Easement to Sharon D. Graham recorded in Instrument # 1997-16427.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1997-09552 and amended in Instrument # 20080318000111160.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 2000-04451 and corrected in Instrument # 2001-21744.
10. Restrictions, limitations, conditions and other provisions as set out in Instrument # 1997-09552 and Instrument # 20080318000111160.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2017 01:35:23 PM
\$387.00 CHERRY
20170216000056660

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.