

Tax Notice:
John P. Douglas
3854 & 3058 HWY 39
Chase, AL 35043
TVL1700014

Instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Parkway Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) and other good and valuable consideration in hand paid to the undersigned, Trustmark National Bank, a corporation (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto John P. Douglas (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, to wit:

A part of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 section and run thence Northerly along the Eastern boundary thereof a distance of 528 feet to a point; thence turn to the left and run westerly parallel with the Southern boundary of said 1/4-1/4 section a distance of 825 feet to a point; thence turn to the left and run Southerly parallel with the Eastern boundary of said 1/4-1/4 section a distance of 528 feet to a point on the Southern boundary of said 1/4-1/4 section; thence turn to the left and run Easterly along the Southern boundary of said 1/4-1/4 section a distance of 825 feet to the Point of Beginning.

Less and Except:

Commence at the Southwest corner of the East One-Half of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run East along the South boundary line of 337.83 feet to the Point of Beginning; thence continue East along last said course for a distance of 297.82 feet to the West right of way line of Shelby County Road No. 39; thence turn an angle of 76 degrees 12 minutes 47 seconds to the left and run Northerly along said road right of way line for a distance of 147.90 feet; thence turn an angle of 86 degrees 21 minutes 28 seconds left and run Northerly along said road right of way line for a distance of 100.37 feet to the centerline of an asphalt driveway; thence turn an angle of 60 degrees 25 minutes 43 seconds left and run along said centerline of asphalt driveway for a distance of 69.25 feet; thence turn an angle of 12 degrees 13 minutes 48 seconds left and run along said centerline of asphalt driveway for a distance of 22.43 feet; thence turn an angle of 15 degrees 40 minutes 30 seconds left and run along said centerline of asphalt driveway for a distance of 16.01 feet; thence turn an angle of 31 degrees 11 minutes 47 seconds left and run along said centerline of asphalt driveway for a distance of 41.83 feet; thence turn an angle of 15 degrees 10 minutes 25 seconds left and run along said centerline of asphalt driveway for a distance of 27.55 feet; thence turn an angle of 11 degrees 22 minutes 27 seconds left and run along said centerline of asphalt driveway for a distance of 63.57 feet; thence turn an angle of 15 degrees 38 minutes 46 seconds right and run along said centerline of asphalt driveway for a distance of 41.43 feet; thence turn an angle of 14 degrees 21 minutes 15 seconds right and run along said centerline of asphalt driveway for a distance of 61.45 feet; thence turn an angle of 18 degrees 32 minutes 47 seconds right and run along said centerline of asphalt driveway for a distance of 57.90 feet; thence turn an angle of 14 degrees 01 minutes 43 seconds right and run along said centerline of asphalt driveway for a distance of 32.81 feet; thence turn an angle of 112 degrees 48 minutes 13 seconds left and run along said centerline of asphalt driveway for a distance of 169.09 feet to the point of beginning.

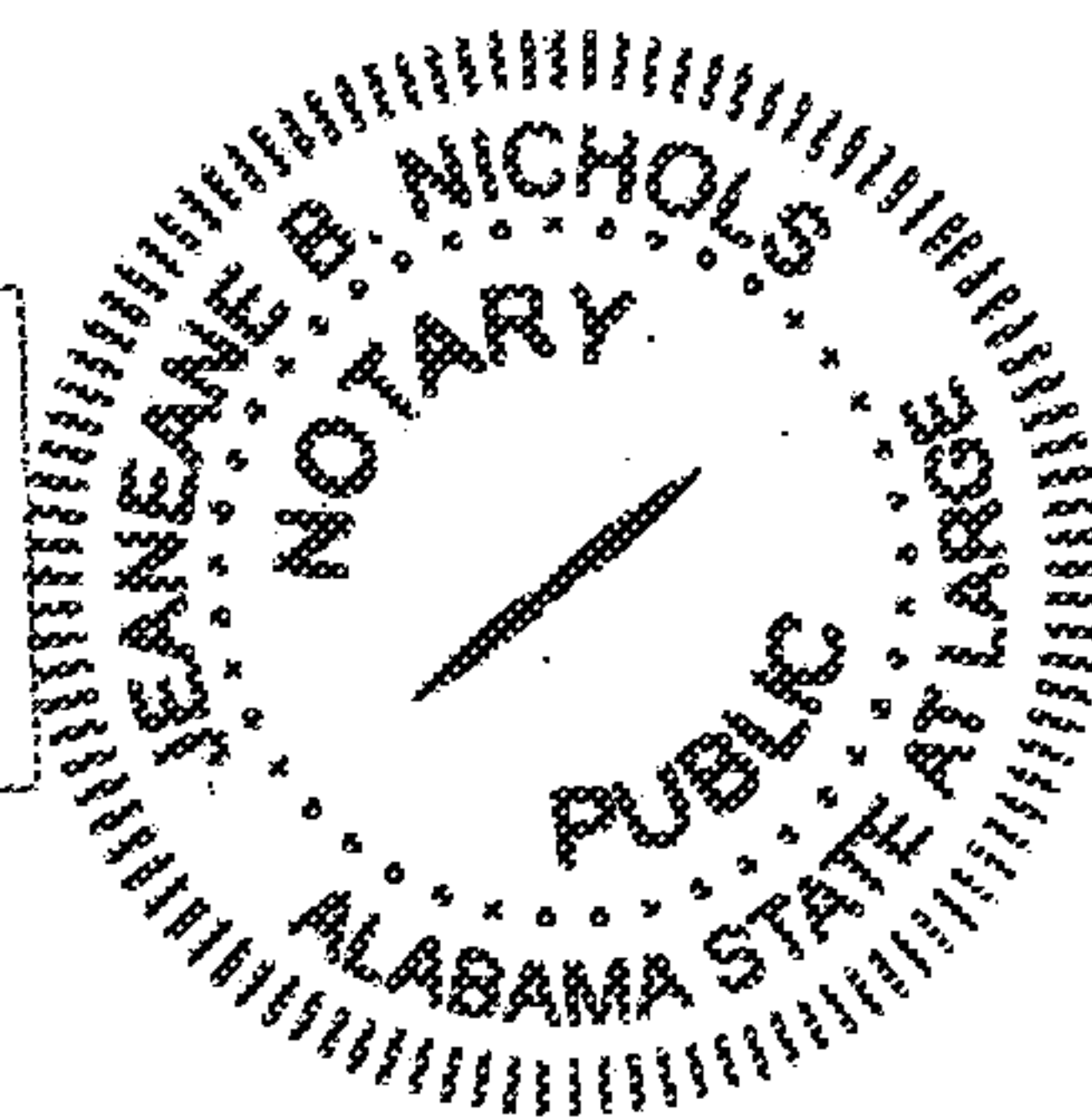
Mineral and mining rights excepted.
Subject to : current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

TO HAVE AND TO HOLD unto the Grantee and unto his/her heirs and assigns forever, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 15th day of February, 2017.

Trustmark National Bank
By: [Signature]
Its: Vice President



STATE OF Alabama
COUNTY OF Dallas

I, the undersigned Notary Public in and for said County and State, hereby certify that Mac W. Martin as Vice President for Trustmark National Bank, 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/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this the 15th day of February, 2017.

[Signature]
Notary Public

My Commission Expires:

6/3, 2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2017 08:34:50 AM
\$206.00 CHERRY
20170223000063350

Real Estate Sales Validation Form

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

Grantor's Name Trustmark
Mailing Address P.O. Box 799
Selma, AL 36701

Grantee's Name John P. Douglas
Mailing Address 3054 & 3058 HWY 39
Chelsea, AL 35043

Property Address 3054 & 3058 HWY 39
Chelsea, AL 35043

Date of Sale 2/15/2017
Total Purchase Price \$ 185,000.00

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

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 2-15-17

Print

Michelle Earls

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one