

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 2722a

Send Tax Notice To: Edwing B. Lumpkin Jr.
100 Metro Parkway
Calera, AL 35040

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **H R Development, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Edwing B. Lumpkin Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

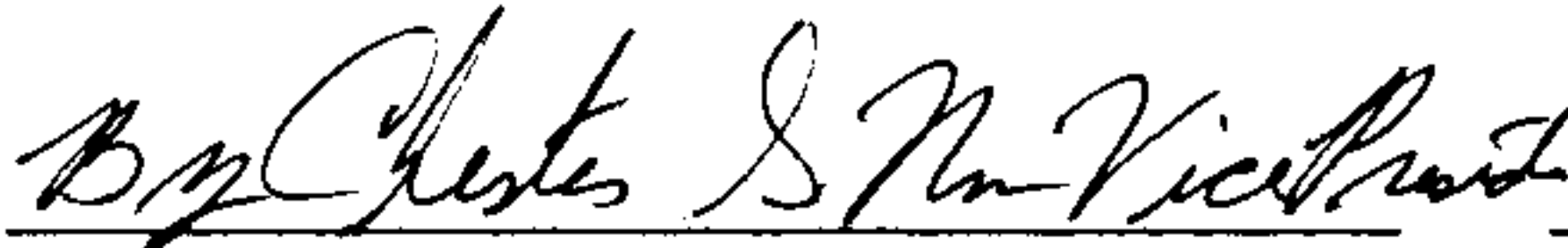
SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President and Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of March, 2017.



H R Development, Inc.
By: Chester S. Norris
As: Vice President



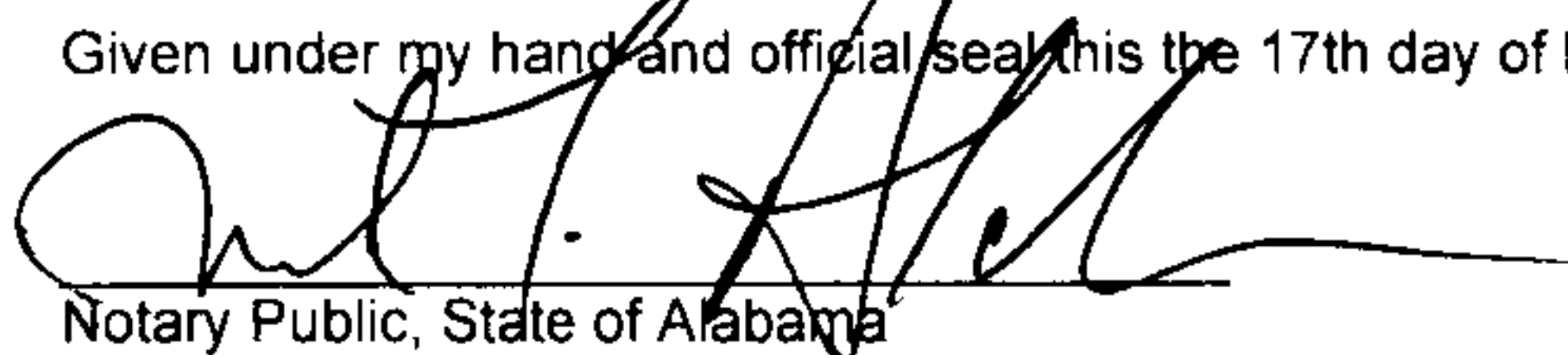
H R Development, Inc
By: Jack S. Suell
As: President

State of Alabama

County of Shelby

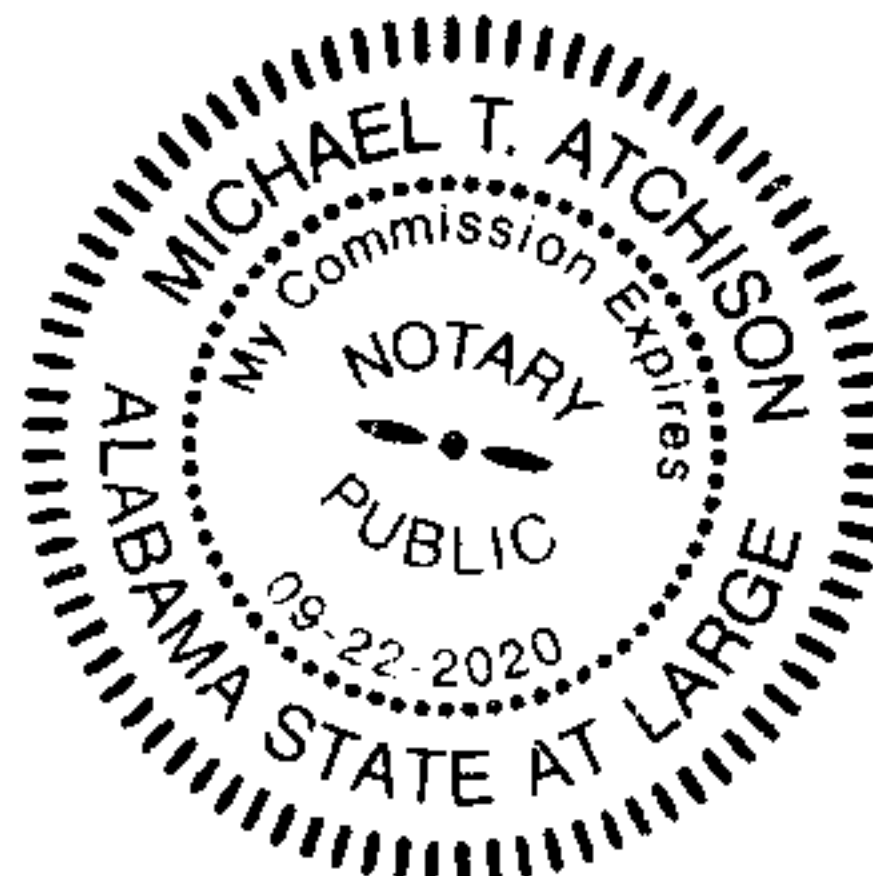
I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jack S. Suell as President and Chrster S. Norris as Vice President of H R Development, Inc is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 17th day of March, 2017.



Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: 9-22-20



Shelby County: AL 03/20/2017
State of Alabama
Deed Tax: \$190.00

20170320000092230 1/3 \$211.00
Shelby Cnty Judge of Probate, AL
03/20/2017 12:05:16 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II

Lot 2, according to the Survey of the Hannah Gwin Subdivision, as recorded in Map Book 30, Page 47, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run along the South line thereof South 86 degrees 35 minutes 38 seconds East for a distance of 417.91 feet to the Point of Beginning; thence North 00 degrees 00 minutes 32 seconds West for a distance of 513.48 feet; thence South 86 degrees 59 minutes 19 seconds East for a distance of 55.08 feet; thence South 00 degrees 00 minutes 32 seconds East for a distance of 578.59 feet to a point of cusp on a curve concave to the South having a radius of 4287.73 feet and a central angle of 0 degrees 44 minutes 16 seconds and being subtended by a chord which bears North 84 degrees 58 minutes 37 seconds West 55.21 feet; thence Westerly along said curve a distance of 55.21 feet; thence North 00 degrees 00 minutes 32 seconds West for a distance of 63.17 feet to the Point of Beginning. Containing 0.73 acres, more or less.

PARCEL III

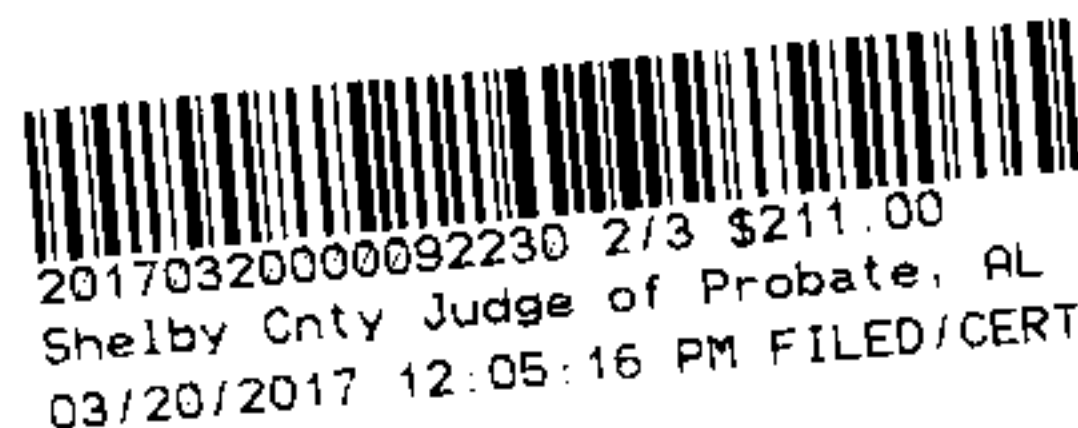
Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run North along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 153.38 feet to the point of beginning; thence continue along last described course a distance of 518.81 feet; thence turn an angle of 93 degrees 19 minutes 50 seconds right and run a distance of 130.00 feet; thence turn an angle of 86 degrees 40 minutes 10 seconds right and run a distance of 521.25 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS # 21784, dated November 3, 2000.

ALSO:

A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 02 minutes 08 seconds West, a distance of 152.67 feet; thence South 85 degrees 36 minutes 31 seconds East, a distance of 118.46 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 04 degrees 36 minutes 08 seconds West, a distance of 160.41 feet; thence South 00 degrees 06 minutes 03 seconds East, a distance of 57.89 feet to the northerly R.O.W. line of Shelby County Highway 12, otherwise known as Smokey Road and the POINT OF ENDING OF SAID CENTERLINE. According to the survey of Rodney Shiflett, dated September 3, 2014.



Real Estate Sales Validation Form

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

Grantor's Name	H R Development, Inc	Grantee's Name	Edwin B. Lumpkin Jr.
Mailing Address	<u>3448 Forestdale bend rd.</u> <u>Bham, AL 35814</u>	Mailing Address	100 Metro Parkway
			Calera, AL 35040
Property Address	4201 Smokey Road	Date of Sale	March 17, 2017
	Calera, AL 35040	Total Purchase Price	\$190,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 March 14, 2017

Print H R Development, Inc

Sign Charles S. Nobile

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20170320000092230 3/3 \$211.00
Shelby Cnty Judge of Probate, AL
03/20/2017 12:05:16 PM FILED/CERT

Form RT-1