



20170413000126450 1/3 \$61.00  
Shelby Cnty Judge of Probate AL  
04/13/2017 02:57:50 PM FILED/CERT

This instrument prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Birmingham, AL 35244

Send Tax Notice to:  
Frank Nicholas Flow  
Alana Marquess Flow  
PO Box 1494  
Calera, AL 35240

STATUTORY WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY )

That in consideration of One Hundred Ninety Eight Thousand & 00/100 Dollars (\$198,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Lawrence Hall Possien, a married man (herein referred to as "Grantor"), does grant, bargain, sell and convey unto Frank Nicholas Flow and Alana Marquess Flow, husband and wife, (herein referred to as "Grantee"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Attached Exhibit A

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Deed of Conservation Easement by AFK Land, LLC to and for the benefit of the Pelican Coast Conservancy, LLC recorded in Instrument No. 20121228000497180 in the Probate Office of Shelby County, Alabama

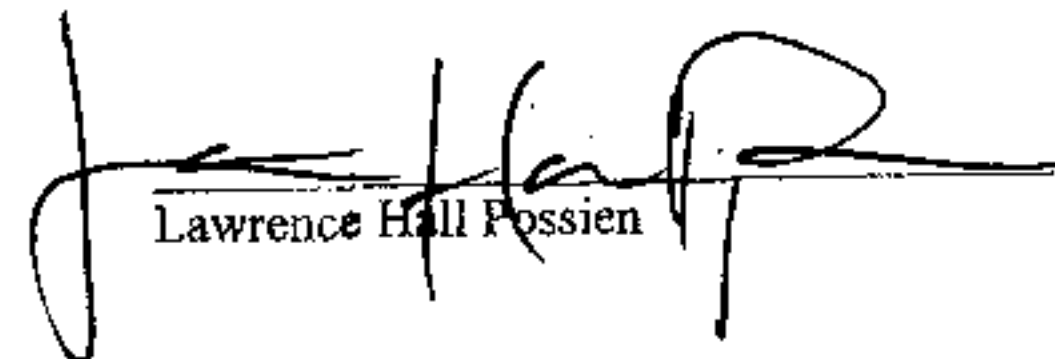
\$158,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of Grantor nor that of Grantor's spouse.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

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

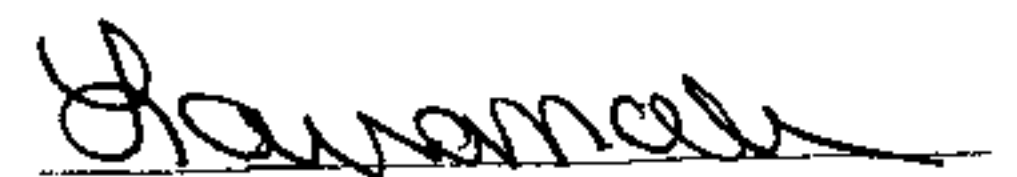
IN WITNESS WHEREOF, the undersigned has hereto set his signature and the seal on this the 6<sup>th</sup> day of April, 2017.

  
Lawrence Hall Possien

STATE OF AL )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lawrence Hall Possien, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6<sup>th</sup> day of April, 2017

  
Notary Public  
My Commission Expires: 6-2-18

Shelby County, AL 04/13/2017  
State of Alabama  
Deed Tax: \$40.00

EXHIBIT "A"

Legal Description:

A parcel of land situated in Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a Railroad Rail at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 87°32'49" W along the north line of said section a distance of 1329.12 feet to a 1" crimp pipe at the NE corner of the NW ¼ of the NE ¼ of said Section 19, said point also being the POINT OF BEGINNING; thence N 87°37'35" W along the north line of said 1/4-1/4 section for a distance of 1329.91 feet to a 3" capped pipe at the NW corner of said 1/4-1/4 section; thence S 0°17'59" W along the west line of said 1/4-1/4 section a distance of 1327.76 feet to a 3" capped pipe at the SW corner of said 1/4-1/4 section; thence N 87°44'31" W a distance of 106.76 feet to a rebar capped F&W; thence S 22°02'57" W a distance of 2575.22 feet to a rebar capped F&W; thence S 74°13'43" E a distance of 397.35 feet to a rebar capped F&W; thence S 74°17'16" E a distance of 35.88 feet to the rebar capped EDG on the northwesterly line of a proposed right-of-way for the City of Calera; thence N 29°25'31" E along said right-of-way a distance of 845.54 feet to a rebar capped EDG; thence N 47°33'03" E along said right-of-way a distance of 826.76 feet to a rebar capped EDG; thence N 72°52'52" E along said right-of-way a distance of 525.05 feet to a rebar capped EDG; thence N 27°52'52" E along said right-of-way a distance of 35.36 feet to a rebar capped EDG; thence N 72°52'52" E along said right-of-way a distance of 410.80 feet to a rebar capped EDG; thence S 62°07'08" E along said right-of-way a distance of 35.36 feet to a rebar capped EDG; thence N 72°52'52" E along said right-of-way a distance of 812.39 feet to a rebar capped EDG; thence N 44°56'08" E along said right-of-way a distance of 486.79 feet to a rebar capped EDG; thence N 16°38'54" E along said right-of-way a distance of 328.04 feet to a rebar capped EDG; thence N 87°42'34" W and leaving said right-of-way a distance of 491.56 feet to a ½" rebar; thence N 0°10'28" W a distance of 661.18 feet to a rock pile; thence N 87°23'42" W a distance of 497.31 feet to a 5/8" rebar; thence N 0°08'14" E a distance of 859.98 feet to the POINT OF BEGINNING.

SUBJECT TO

A 30' Ingress, egress, and utility easement situated in Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a Railroad Rail at the NE corner of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 87°32'49" W along the north line of said section a distance of 1329.12 feet to a 1" crimp pipe at the NE corner of the NW ¼ of the NE ¼ of said Section 19; thence S 0°08'14" W a distance of 859.98 feet to a 5/8" rebar; thence S 28°28'31" W a distance of 452.53 feet to the POINT OF BEGINNING of the centerline of a 30' Ingress, egress, and utility easement lying 15' to either side of and parallel to the following described centerline; thence N 86°30'24" E along said centerline a distance of 324.63 feet to a point; thence S 44°33'59" E along said centerline a distance of 89.10 feet to a point; thence S 2°52'46" W along said centerline a distance of 240.70 feet to a point; thence S 16°23'44" W along said centerline a distance of 168.18 feet to a point; thence S 43°13'19" E a distance of 137.19 feet to a point; thence S 86°19'34" E along said centerline a distance of 348.13 feet to a point; thence N 58°12'54" E along said centerline a distance of 318.84 feet to a point; thence N 87°32'28" E along said centerline a distance of 165.33 feet to a point on the northwesterly line of a proposed right-of-way for the City of Calera and the end of said centerline.



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# Real Estate Sales Validation Form

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

Grantor's Name Lawrence Hall Rossen  
Mailing Address 1888 Hwy 95  
Helena, AL 35080

Grantee's Name Frank Flow  
Mailing Address Alana Flow  
PO Box 1494  
Celera, AL 35040

Property Address See Legal Description  
attached to Deed

Date of Sale 4-7-17  
Total Purchase Price \$ 198,000.00  
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 reference 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 4-7-17

Print Greg Harvelson

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form R