

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:

The Citizenship Trust
P. O. Box 6
Montevallo, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED TWENTY SEVEN THOUSAND FOUR HUNDRED FIFTY and NO/100 (\$327,450.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **HORACE E. LAWLEY, JR. and wife, AMELIA E. LAWLEY**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **The Citizenship Trust**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

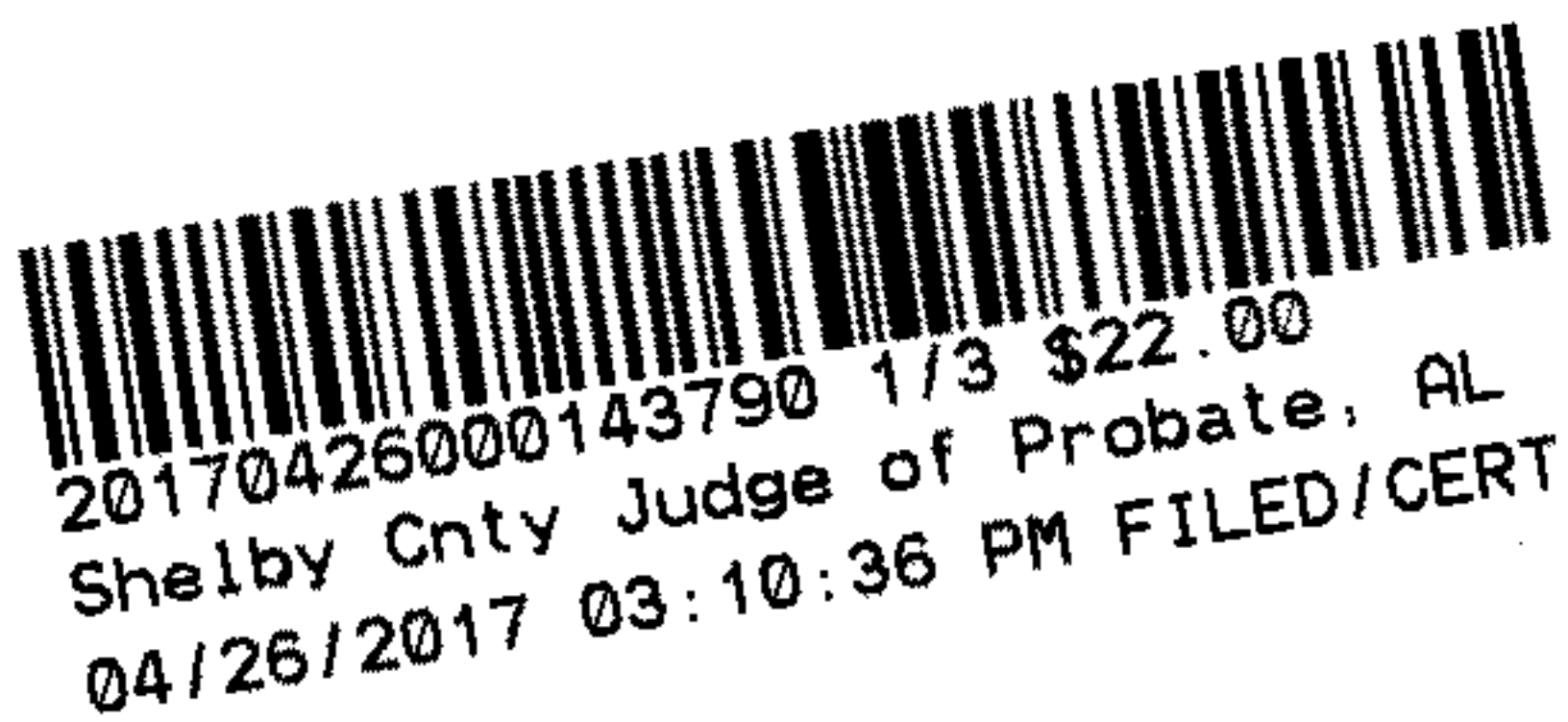
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, and 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 my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of April, 2017.



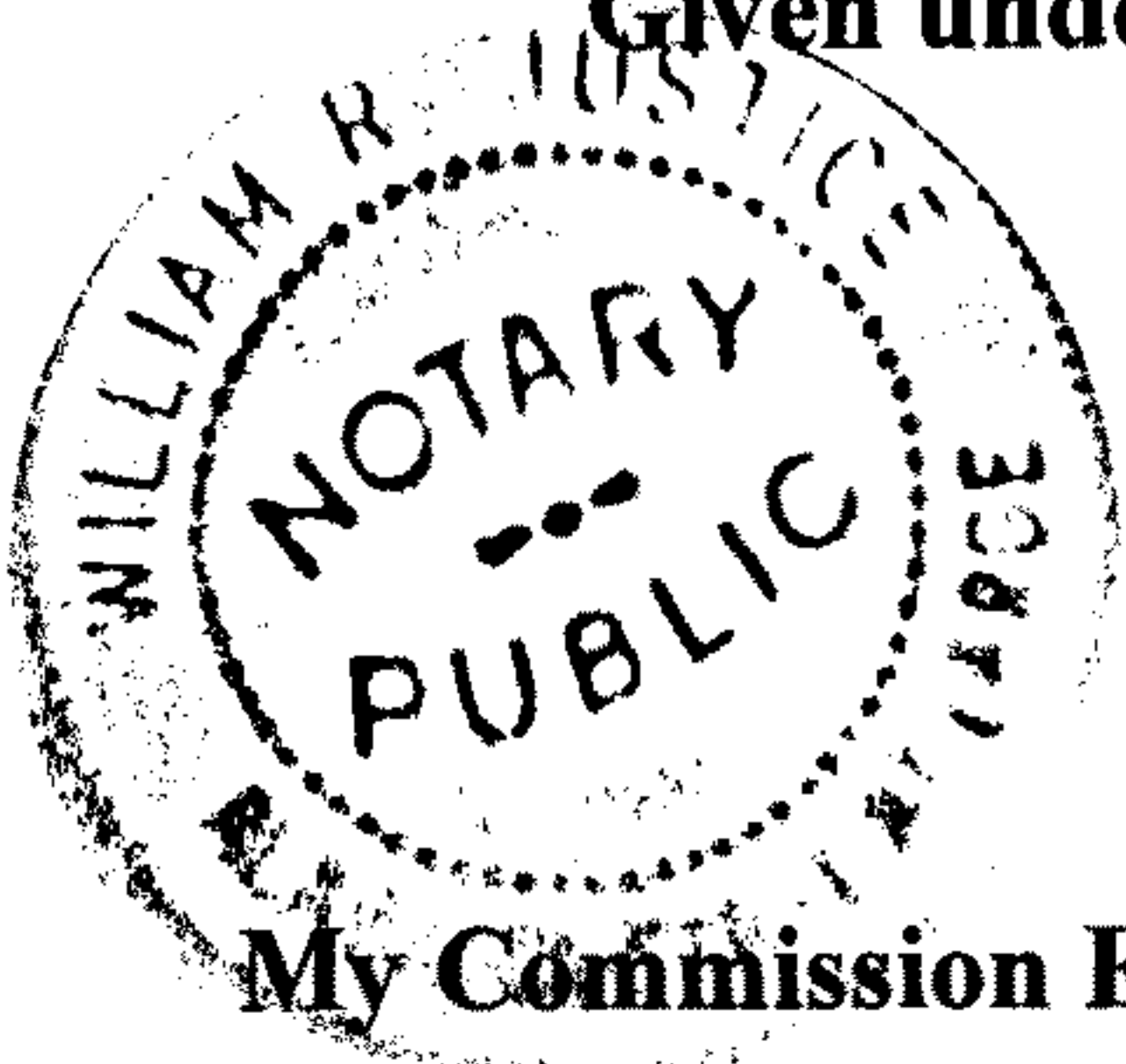
Horace E. Lawley, Jr.
Horace E. Lawley, Jr.

Amelia E. Lawley
Amelia E. Lawley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Horace E. Lawley, Jr. and Amelia E. Lawley, who 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2017.



William R. Justice
Notary Public


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land a part of which is situated in the SE 1/4 of the SW1/4 of Section 2, Township 22 South, Range 3 West, a part of the SW 1/4 of the SW 1/4 of said section, and a part in the North 1/2 of the NW 1/4 of Section 11, Township 22 South, Range 3 West, and described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of said Section 2 and go South 1.58 feet and then West 14.59 feet to a point at the junction of a fence forming the West boundary of this tract, with a fence forming the South boundary of same for point of beginning; thence go North 89 degrees 45 minutes East along this fence forming the South border 1026.22 feet to West border of Highway 119; thence North 0 degrees 27 minutes West along this Highway border 193.58 feet; thence continue along this border North 4 degrees 27 minutes West 36.42 feet; thence North 89 degrees 08 minutes West 1031.67 feet; thence South 2 degrees 13 minutes East along fence forming West border 249.84 feet to point of beginning.

LESS AND EXCEPT a parcel of land described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 2, Township 22 South, Range 3 West and go South 1.58 feet' thence West 14.59 feet to a point on a fence; thence go North 2 degrees 13 minutes West along a fence for 249.84 feet; thence go South 89 degrees 08 minutes East for 798.17 feet to the point of beginning; thence continue South 89 degrees 08 minutes East for 233.50 feet to a point on the West border of State Highway No. 119; thence go South 4 degrees 27 minutes East along the West boundary of said highway for 36.42 feet; thence go South 00 degrees 27 minutes East for 88.58 feet along the West boundary of said highway; thence go North 89 degrees 10 minutes West for 236.06 fee; thence go North 00 degrees 26 minutes West for 125.00 feet back to the point of beginning.

Situated in Shelby County, Alabama.

HEZ
AEL


20170426000143790 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/26/2017 03:10:36 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 : Horace E. Lawley, Jr. & Ameila E. Lawley
Mailing Address 127 Heritage Trace Pkwy
Montevallo, AL 35115

Grantee's Name: The Citizen Ship Trust
Mailing Address: P O Box 6
Motnevallo, AL 35115

Property Address: 4095 Alabama Hwy 119
Montevallo, AL 35115

Date of Sale 4-26-17
Total Purchase Price \$ 327,450.0
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 4-26-17

* Sign Horace E. Lawley Jr.
(Grantor/Grantee/Owner/Agent) circle one

* Print Horace E. Lawley Jr.

☐ Unattested

(Verified by)

Form RT-1

20170426000143790 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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