

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Charles W. Earl
5221 Highway 17
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

20170504000154850
05/04/2017 10:47:21 AM
DEEDS 1/3

Know All Men by These Presents: That in consideration of **One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **H. GRANT WILLIAMS AND JOAN N. WILLIAMS, AS TRUSTEES OF THE B. P. NEIGHBORS FAMILY TRUST**, (herein referred to as Grantor), grant, bargain, sell and convey unto **CHARLES W. EARL** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Property herein conveyed is one and the same property as shown in deed recorded in Instrument No. 20150512000156270, in the Probate Office of Shelby County, Alabama. Furthermore, the Trustees herein are one and the same as trustees at the time of the previously acquired deed.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$125,162.63 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.


And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; 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 heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by its Trustees, who are authorized to execute this conveyance, have hereunto set their signatures and seals this 2nd day of May, 2017.

B. P. NEIGHBORS FAMILY TRUST



BY: H. Grant Williams, Trustee



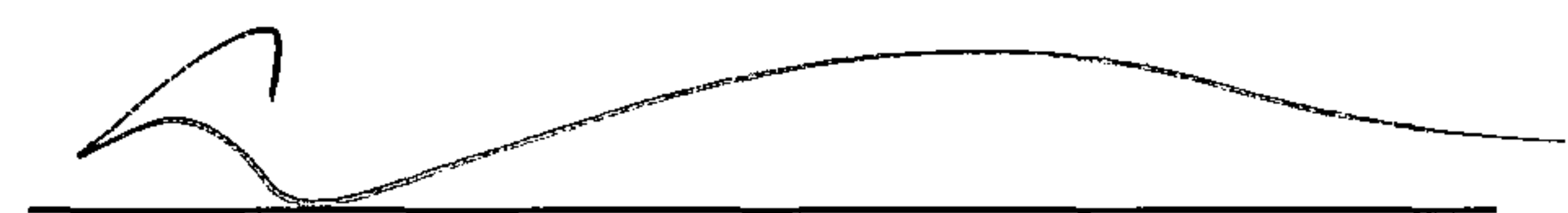
BY: Joan N. Williams, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **H. Grant Williams and Joan N. Williams**, whose name as **Trustees of B. P. NEIGHBORS FAMILY TRUST**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such trustees and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 2nd day of May, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

Real Estate Sales Validation Form

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

Grantor's Name	B.P. Neighbors Family	Grantee's Name	Charles W. Earl
Mailing Address	Trust	Mailing Address	
	113 Hampton Lake Dr		5221 Highway 17
	Pelham, AL 35124		Helena, AL 35080
Property Address	5221 Highway 17	Date of Sale	05/02/2017
	Helena, AL 35080	Total Purchase Price \$	125,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

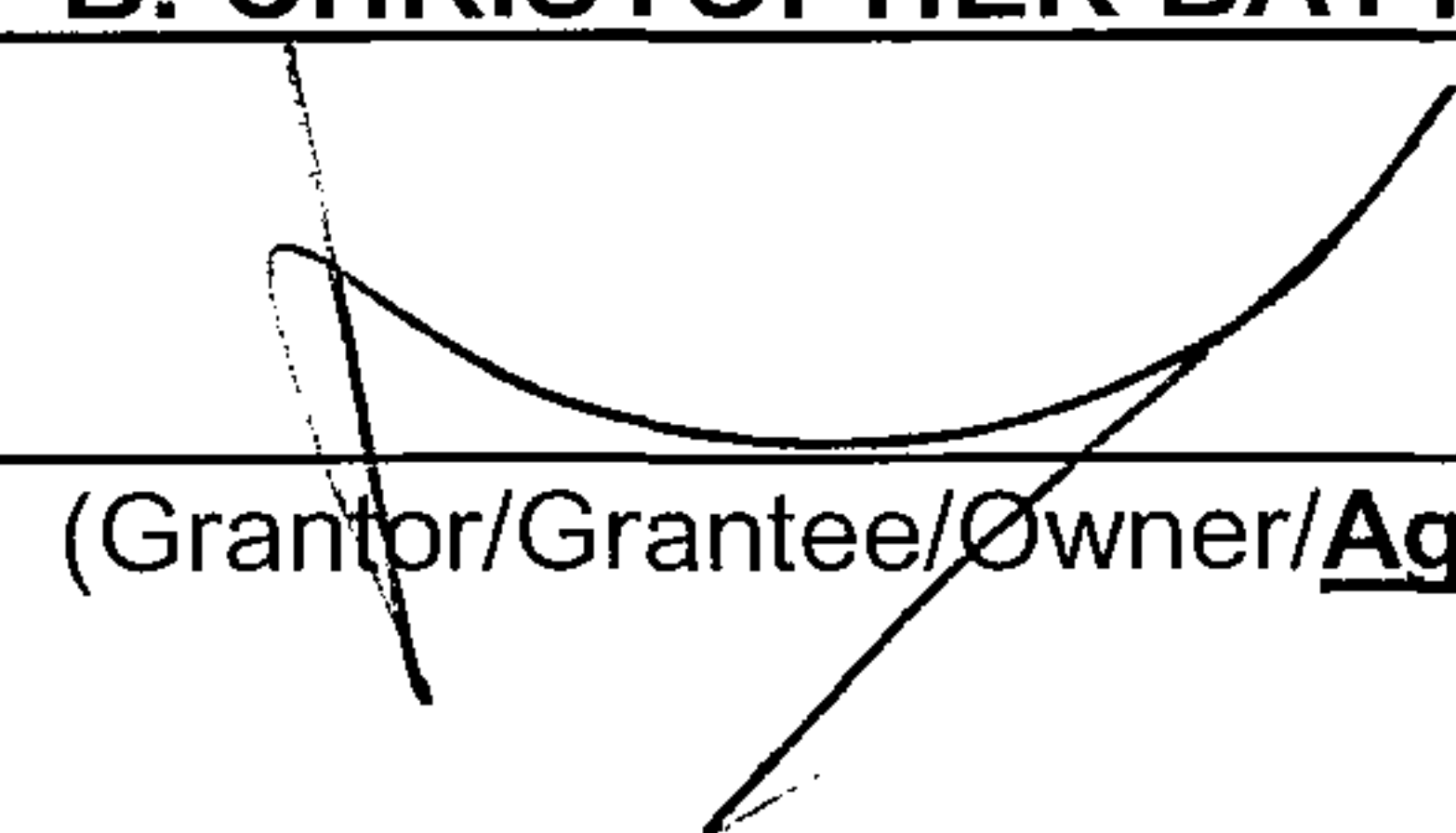
Date of Sale - the date on which interest to the property was conveyed.

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 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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section; thence in a Southerly direction along the East line of said Section a distance of 443.76 feet; thence turn 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last said described course a distance of 207.35 feet to a point on the Easterly right of way line of Helena-Montevallo Highway, said point being on a curve to the right, said curve having a radius of 5769.90 feet and central angle of 0°50'45"; thence 84°26' left to chord of said curve; thence along arc of said curve along right of way in a Southerly direction a distance of 85.19 feet to end of said curve; thence 95°34' left from chord in the Easterly direction a distance of 209.59 feet; thence 85°56' left in a Northerly direction a distance of 85.0 feet to the Point of Beginning.

ALSO, an easement for driveway more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 443.76 feet; thence 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last described course for a distance of 207.35 feet to a point on the Easterly right of way line of the Helena-Montevallo Highway, said point being on a curve to the left, said curve having a radius of 5769.90 feet and a central angle of 00°00'58"; thence 95°08'38" right to tangent of said curve; thence along arc of said curve, along said right of way in a Northeasterly direction a distance of 15.04 feet to the end of said curve; thence 85°00'20" right from tangent of said curve in an Easterly direction a distance of 207.09 feet; thence 94°04' right in a Southeasterly direction a distance of 15.04 feet to the Point of Beginning.

PARCEL NUMBER: 13-8-28-1-002-010.000



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2017 10:47:21 AM
\$22.00 CHERRY
20170504000154850

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