

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
LAW OFFICE OF JEFF W. PARMER LLC
2204 LAKESHORE DRIVE, SUITE 125
BIRMINGHAM, AL 35209

Send tax notice to:
Tom Eli Stevens

3859 Southcove Dr
B'ham, AL 35213

WARRANTY DEED

20170519000176040

05/19/2017 03:09:04 PM

DEEDS 1/4

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(Consideration \$29,000.00)

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, I, Leila Morton, a married person (herein referred to as grantors) do grant, bargain, sell and convey unto Tom Eli Stevens (herein referred to as GRANTEE) the following described real estate situated in Shelby, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein for legal description.

The purpose of this deed is to vest title solely in the name of Tom Eli Stevens.

This property is not the homestead of the grantor, nor of her spouse.

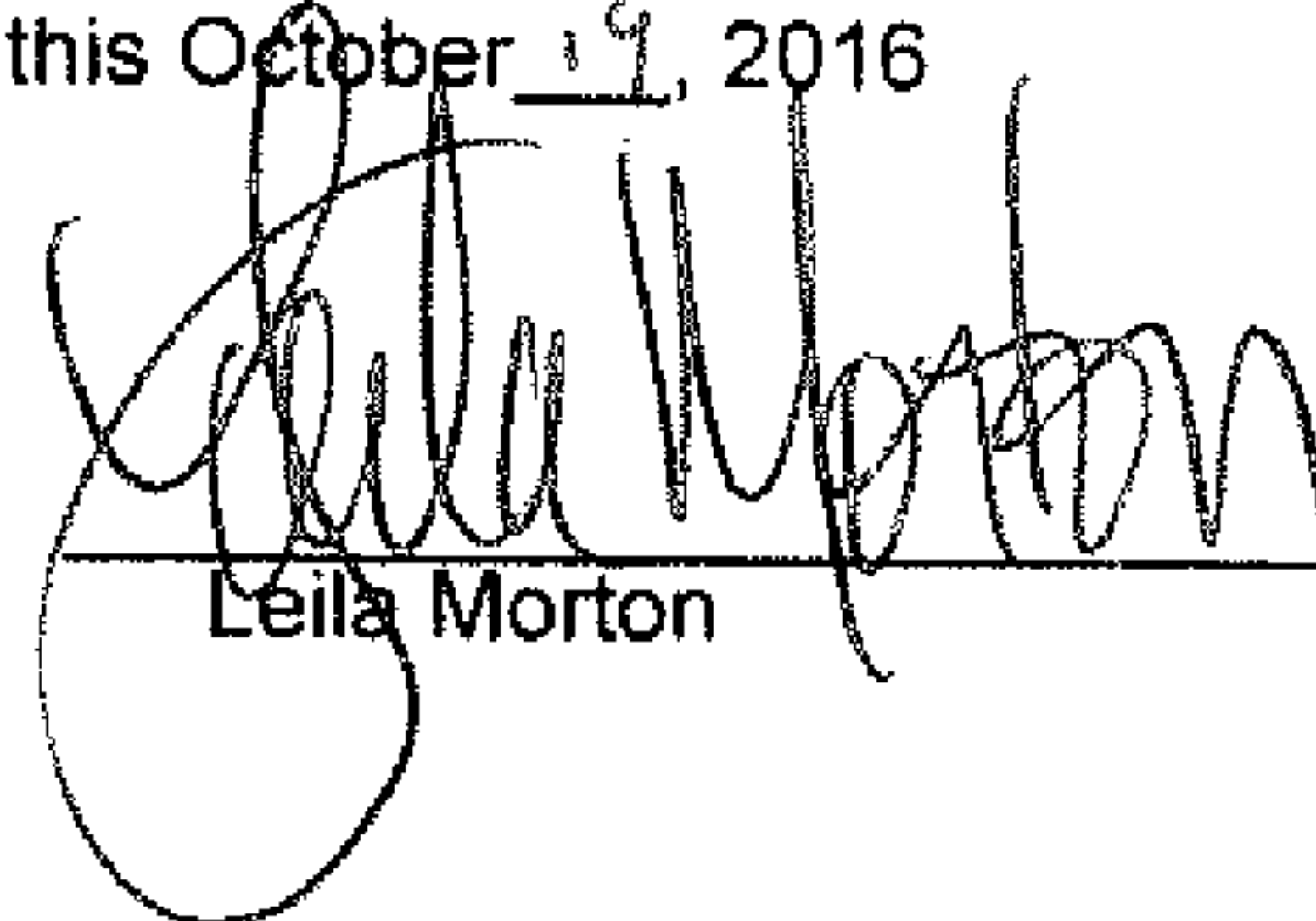
Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 19, 2016

_____(SEAL)


Leila Morton (SEAL)

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leila Morton a married person, 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, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal on October 19, 2016


NOTARY PUBLIC

My commission expires: 9/8/20

Exhibit A

Legal Description

PAGE 1 of 2

PARCEL I:

Commence at the Northeast corner of the Southwest Quarter of the Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said Quarter-Quarter for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degree 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point; being the Southeast corner of the Southeast Quarter of the Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said quarter-quarter section for 1353.85 feet to a point, being the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said quarter-quarter for 1105.62 feet to the point of beginning.

Said parcel is lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 East, and the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument No. 1995-1728, said point being the NE corner of Southwest Quarter of Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the following described property: A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the Southwest Quarter of the Southwest Quarter and over the East 14 feet of the North 217.00 feet of the Southwest Quarter of the Southwest Quarter of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.

PAGE 2 of 2- LEGAL DESCRIPTION

PARCEL II:

Commence at the Northeast corner of the Southwest Quarter of the Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said Quarter-Quarter for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degree 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the Southeast Quarter of the Southwest Quarter; Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said Quarter-Quarter for 1353.85 feet to a point; being the Southwest corner of the Southeast Quarter of the Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said quarter-quarter for 1105.62 feet to the point of beginning. Said parcel is lying in the Southwest Quarter of the Southwest Quarter, Section 26, Township 20 South, Range 1 East, and the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, Section 35, Township 20 South, Range 1 East.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument No. 1995-1728, said point being the NE corner of Southwest Quarter of Southwest Quarter, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the following described property: A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the Southwest Quarter of the Southwest Quarter and over the East 14 feet of the North 217.00 feet of the Southwest Quarter of the Southwest Quarter of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Lelia Morton	Grantee's Name	Tom Eli Stevens
Mailing Address	c/o 3859 Southcove Drive	Mailing Address	3859 Southcove Drive
	Birmingham, AL 35213		Birmingham, AL 35243
Property Address	Vacant Land	Date of Sale	10/19/2016
		Total Purchase Price	\$ 39,000.00
		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 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 5/19/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/19/2017 03:09:04 PM
\$63.00 DEBBIE
20170519000176040