

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Ernest Oneal Browder, Jr.
and Vicki W. Browder
4508 Cayce Ln.
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20170628000230350
06/28/2017 09:30:14 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Thousand And No/100 Dollars (\$5,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, E. O'Neal Browder, Jr. and Vicki W Browder, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ernest Oneal Browder, Jr. and Vicki W. Browder (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 14, 2017.


E. O'Neal Browder, Jr.


Vicki W Browder

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 14 day of June, 2017.


Notary Public
My commission expires

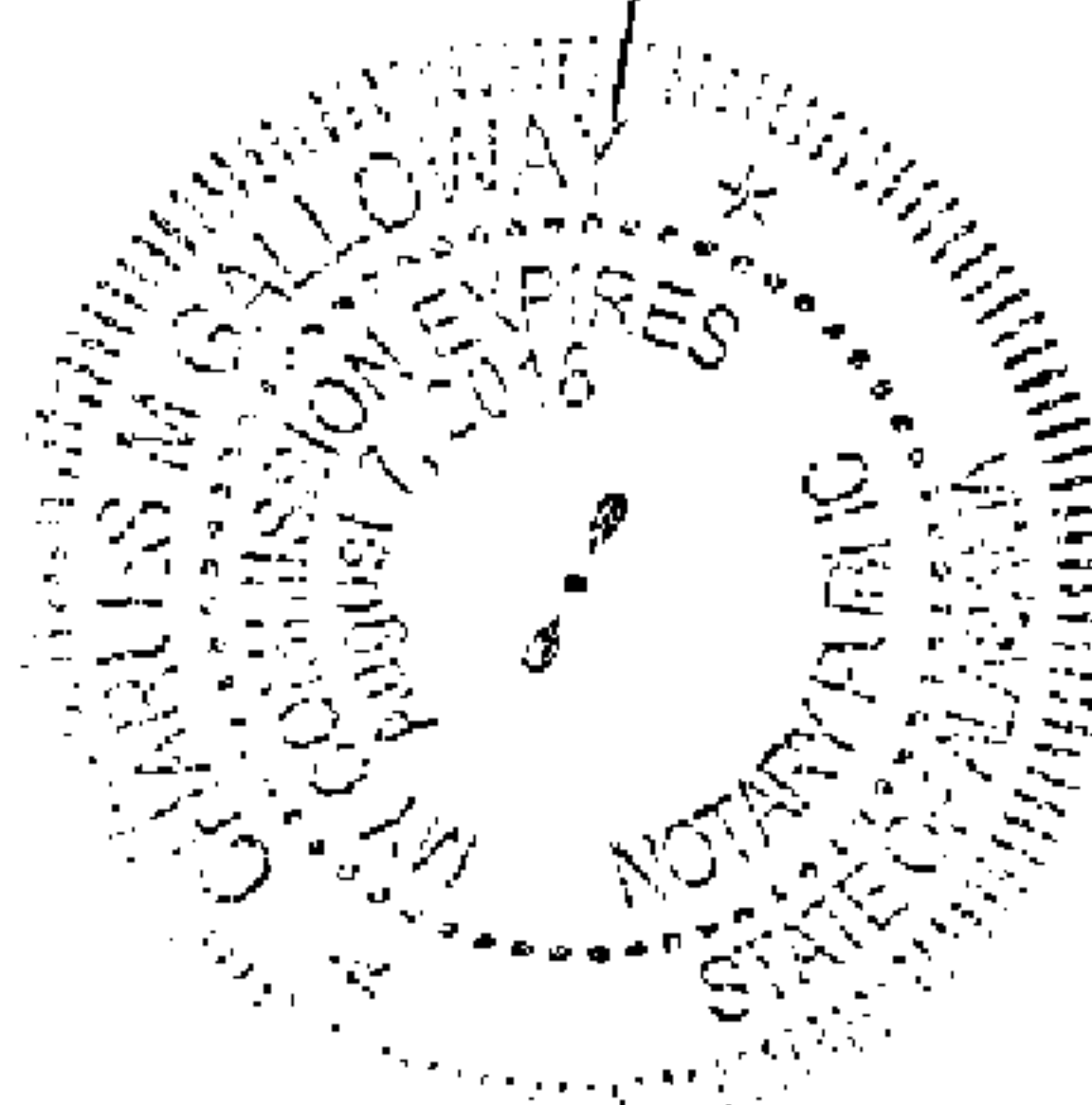


EXHIBIT "A"

20170628000230350 06/28/2017 09:30:14 AM DEEDS 2/3

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 17, Township 19 South, Range 2 West, Shelby County Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said section 912.03 feet to the point of beginning, said point being a 1" crimped iron found and the Southeast corner of Lot 10, Cahaba Pointe, as recorded in Map Book 12, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama; thence deflect left from said section line 41 degrees 04 minutes 07 seconds and run in a southwesterly direction along said subdivision boundary 312.15 feet to a $\frac{1}{2}$ " crimped iron found; thence turn an interior angle of 246 degrees 28 minutes 15 seconds and run to the right in a Northwesterly direction along said subdivision boundary 174.84 feet to a 1" crimped iron found; thence turn an interior of 128 degrees 07 minutes 30 seconds and run to the left in a Southwesterly direction along said subdivision boundary 189.00 feet to a point; thence turn an interior angle of 193 degrees 37 minutes 36 seconds and run to the right in a Southwesterly direction along said subdivision boundary 88.39 feet to a point; thence turn an interior angle of 241 degrees 16 minutes 22 seconds and run to the right in a Northwesterly direction along said subdivision boundary 111.68 feet to a point; thence turn an interior angle of 232 degrees 05 minutes 13 seconds and run to the right in a Northeasterly direction along said subdivision boundary 154.15 feet to a point on the North line of said section, said point being a rebar with surveyor's cap found, said cap bearing the surveyors registration number 15153; thence turn an interior angle of 79 degrees 35 minutes 16 seconds and run to the left along North line of said section 396.24 feet to a point in the center of the Cahaba River; thence turn an interior angle of 102 degrees 23 minutes 22 seconds and run to the left in a Southwesterly direction along the center of the Cahaba River 62.49 feet to a point; thence turn an interior angle of 213 degrees 30 minutes 30 seconds and run to the right in a Southwesterly direction along the center of the Cahaba River 421.67 feet to a point; thence turn an interior angle of 178 degrees 16 minutes 52 seconds and run to the left in a Southwesterly direction along the center of the Cahaba River 155.15 feet to a point; thence turn an interior angle of 181 degrees 14 minutes 10 seconds and run to the right in a Southwesterly direction along the center of the Cahaba River 30.32 feet to a point; thence turn an interior angle of 105 degrees 09 minutes 51 seconds and run to the left in a Southeasterly direction and leaving said Cahaba River 509.42 feet to a $\frac{3}{8}$ " rebar found; thence turn an interior angle of 170 degrees 03 minutes 12 seconds and run to the left in a Southeasterly direction 58.50 feet to a $\frac{3}{8}$ " rebar found; thence turn an interior angle of 126 degrees 05 minutes 07 seconds and run to the left in a Northeasterly direction 130.30 feet to a point on the North right-of-way of Cayce Lane; Said point being on the arc of a curve having a radius of 50.00 feet, a central angle of 34 degrees 48 minutes 24 seconds and forming an interior angle to tangent from last described course of 167 degrees 45 minutes 19 seconds; thence run along said arc and along said right-of-way in a Easterly direction 30.37 feet to a point of reverse curvature; having a radius of 25.00 feet and a central angle of 42 degrees 50 minutes 00 seconds; thence run along said arc and along said arc and along said right-of-way in a Easterly direction 18.69 feet to a $\frac{3}{8}$ " rebar found; thence run tangent to last described curve in a Northeasterly direction along said right-of-way 73.53 feet to a point on the West Line of Lot 45 of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an interior angle of 98 degrees 46 minutes 25 seconds and run to the left in a Northwesterly direction along said West lot line 207.02 feet to the Northwest corner of said Lot 45; said point being a $\frac{1}{2}$ " rebar found; thence turn an interior angle of 266 degrees 17 minutes 54 seconds and run to the right in a northeasterly direction along said subdivision boundary 239.85 feet to a point; thence turn an interior angle of 201 degrees 30 minutes 24 seconds and run to the right in a Easterly direction along said subdivision boundary 239.88 feet to a $\frac{3}{8}$ " rebar found; thence turn an interior angle of 123 degrees 01 minutes 27 seconds and run to the left in a Northeasterly direction along said subdivision boundary 309.89 feet to a $\frac{3}{8}$ " rebar found; thence turn an interior angle 197 degrees 17 minutes 16 seconds and run to the right in a Northeasterly direction along said subdivision boundary 596.83 feet to a 1" crimped iron found; thence turn an interior angle of 80 degrees 40 minutes 00 seconds and run to the left in a Northwesterly direction 98.82 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name: E.O'Neal Browder, Jr.,
and Vicki W. Browder

Grantee's Name: Ernest O'Neal Browder, Jr.
and Vicki W. Browder

Mailing Address: 4508 Cayce Ln.
Hoover, AL 35244

Mailing Address: 4508 Cayce Ln.
Hoover, AL 35244

Property Address 4508 Cayce Ln.
Hoover, AL 35244

Date of Sale June 7, 2017
Total Purchase Price \$0.00
or Changing Style of name only
Actual Value \$
or
Assessor's Market Value \$630,600.00

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: Assessment

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 - , , .

Grantee's name and mailing address - Ernest O'Neal Browder, Jr. a/k/a E. O'Neal Browder, Jr., and Vicki W.
Browder, 4508 Cayce Ln., Hoover, AL 35244.

Property address - 4508 Cayce Ln., Hoover, AL 35244

Date of Sale - June 7, 2017.

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 with 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: June , 2017

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2017 09:30:14 AM
\$22.00 CHERRY
20170628000230350

James W. Fuhrmeister