

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20170901000321160 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:27:07 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA


SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the estate of Clark Eugene Carter, deceased, in accordance with his will probated in Case No. PR-2015-000343 in the Probate Court of Shelby County, Alabama, the undersigned Donna Littleton, personal representative of said estate and successor trustee under the Clark E. Carter Revocable Living Trust dated March 3, 2009 (herein referred to as GRANTOR) pursuant to the provisions in said will and trust does grant, bargain, sell and convey unto Donna Littleton (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All of the interest of Clark Eugene Carter in and to the real estate described on the attached Exhibit A.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

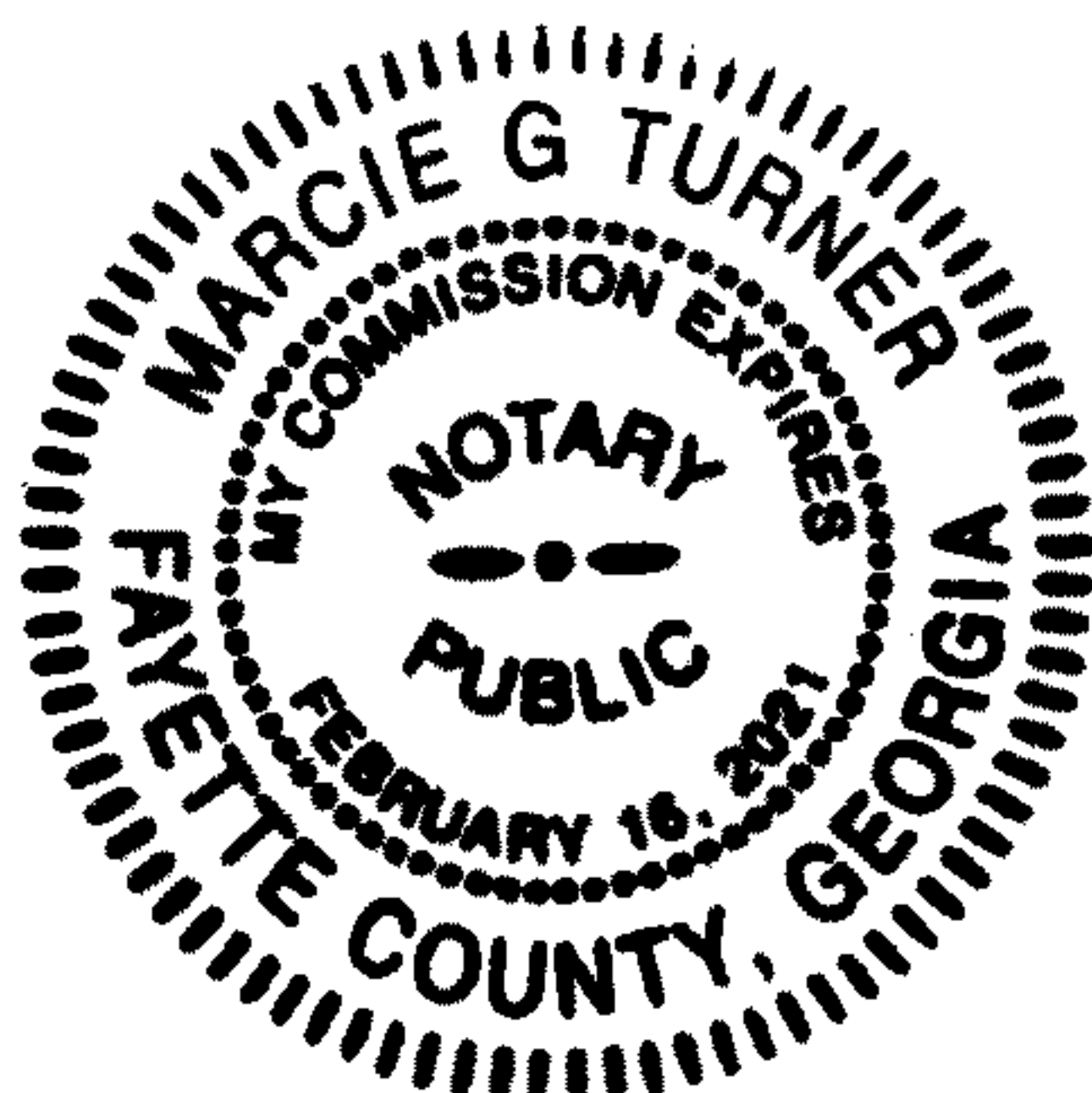
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 25th
day of August, 2017.


Donna Littleton as personal representative and trustee

STATE OF GEORGIA
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna Littleton, whose name as personal representative of the estate of Clark Eugene Carter, deceased, and successor trustee under the Clark E. Carter Revocable Living Trust dated March 3, 2009 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 as such personal representative and trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of August, 2017.



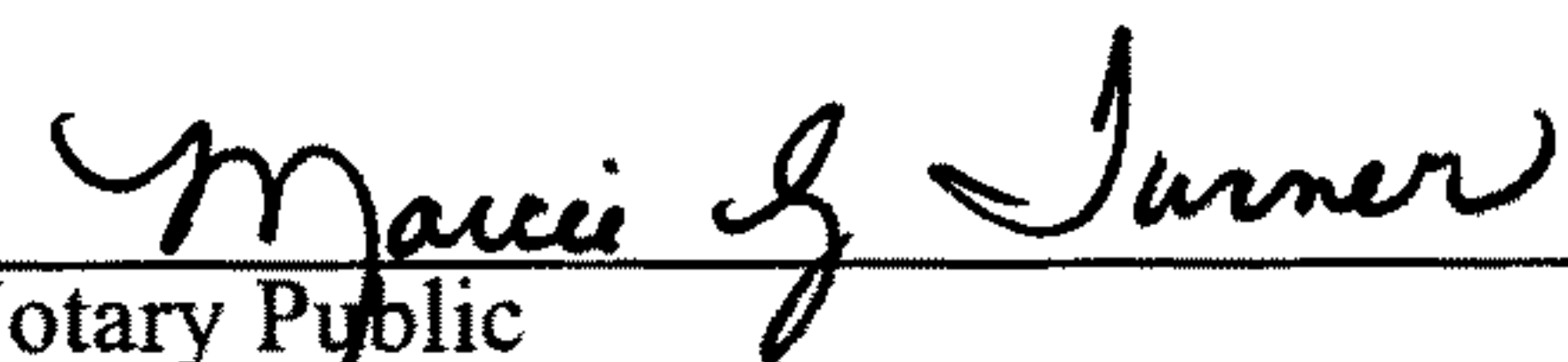

Notary Public

EXHIBIT A

Tract 1: Tax parcel # 28 5 22 3 001 002.000

Begin at the Southwest corner of Lot 1, Block 196, Dunstan's Map of Calera; thence run Westerly along the Northern boundary of 17th Avenue for 321.98 feet to an iron set, being approximately 37.5 feet East of the centerline of existing Foundry Road; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the right and run Northerly for 199.95 feet to an iron set, said point also being approximately 37.5 feet East of the centerline of existing Foundry Road; thence turn a deflection angle of 90 degrees 03 minutes 59 seconds to the right and run along the South boundary of a portion of Lot 5, Block 197 of said Dunstan's Map, across 2nd Street right of way and along the South boundary of Lot 8, Block 196, of said Dunstan's Map, for 160.00 feet to an iron set; thence turn a deflection angle of 90 degrees 03 minutes 59 seconds to the left and run 155.52 feet to an iron set, said point being on the South right of way line of Alabama Highway 25; thence turn a deflection angle of 81 degrees 55 minutes 40 seconds to the right and run Easterly along said Alabama Highway 25 right of way for 142.08 feet to a concrete right of way monument found; thence turn a deflection angle of 53 degrees 09 minutes 22 seconds to the right and run Southeasterly along Interstate 65 right of way line for 154.11 feet to a concrete right of way monument found; thence turn a deflection angle of 28 degrees 29 minutes 55 seconds to the right and continue along said right of way for 315.00 feet to an iron set; thence turn a deflection angle of 8 degrees 35 minutes 37 seconds to the left and continue along said right of way for 53.44 feet to an iron set; thence turn a deflection angle of 117 degrees 48 minutes to the right and leaving said right of way run Westerly along the North boundary line of Donny F. Jones property for 200.41 feet to an iron found; thence turn a deflection angle of 88 degrees 01 minutes 14 seconds to the right and run Northerly 74.37 feet to the point of beginning, being an iron set. Said parcel is lying in Block 196 and Block 197, and includes portions of right of way of 2nd Street, 16th Avenue and 17th Avenue, and an alley as well as a triangular portion of land off the North side of Lot 8, Block 209, Dunstan's Map of Calera.

Tract 2: Tax parcel # 28 5 22 3 001 019.001

Begin at the Northeast corner of Lot 8, Block 208, Dunstan's Map of Calera; thence run Easterly along the South boundary of 17th Avenue for 282.44 feet to an iron found; thence turn a deflection angle of 88 degrees 16 minutes 50 seconds to the right and run Southerly along the West boundary of Donny F. Jones property for 395.74 feet to an iron set, said point being on the Northern boundary of 18th Avenue; thence turn a deflection angle of 91 degrees 50 minutes 44 seconds to the right and run Westerly along said North boundary of said 18th Avenue for 333.22 feet to an iron set, said point being approximately 37.5 feet East of the centerline of Foundry Road; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the right and run Northerly for 394.94 feet to an iron set, said point being on the South boundary of 17th Avenue and approximately 37.5 feet East of the centerline of Foundry Road; thence turn a deflection angle of 90 degrees 06 minutes 20 seconds to the right and run Easterly along the South boundary of 17th Avenue for 38.50 feet to the point of beginning, being an iron found. Said parcel is lying in Block 208 and Block 209, Dunstan's Map of Calera, and includes a portion of 2nd Street right of way.



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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 Estate of Clark Carter
Mailing Address 145 Lakeside Drive
Peachtree City, GA 30269

Grantee's Name Donna Littleton
Mailing Address 145 Lakeside Drive
Peachtree City, GA 30269

Property Address Foundry Road
Culver, AZ


Date of Sale 8-25-17
Total Purchase Price \$
or
Actual Value \$

or
 $\frac{1}{2}$ Assessor's Market Value \$ 264,715

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


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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.

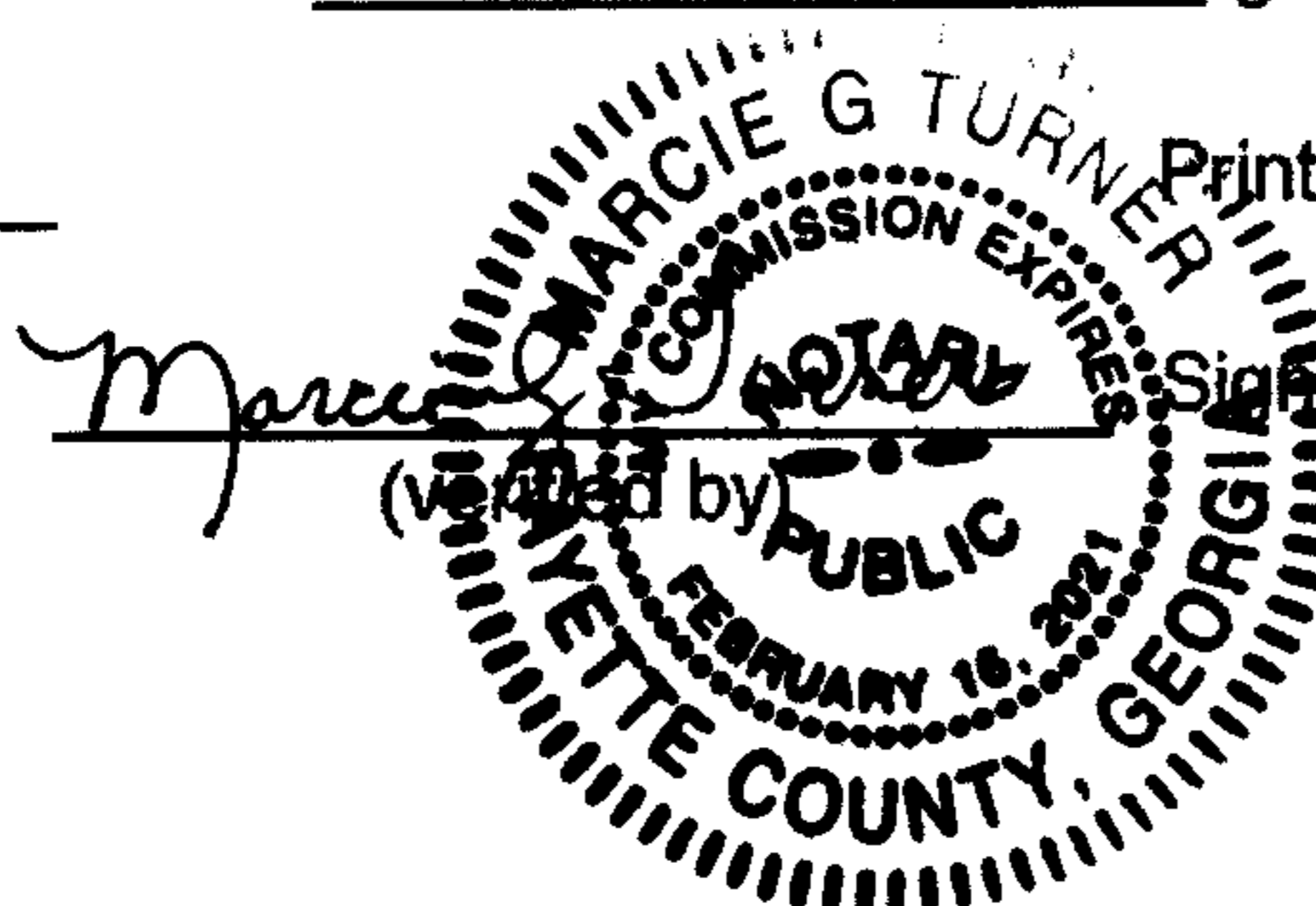
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8-25-17

Unattested



Print Donna Littleton

Signature Donna Littleton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1