



20171025000386260 1/5 \$39.00
Shelby Cnty Judge of Probate, AL
10/25/2017 10:03:25 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charlotte G. Fox

or Honey suckle Dr
Shelby AL 35143

SPECIAL WARRANTY DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTY FIVE THOUSAND DOLLARS AND 00/100 (\$65,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **Atlantic Coast Bank** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Charlotte G. Fox** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its EVP Chief Credit Officer who is authorized to execute this conveyance, has hereto set its signature and seal this 20 day of October, 2017.

Atlantic Coast Bank

By:

Name: Phillip Buddenbohm

Title: EVP Chief Credit Officer

State of FL
Duval County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Phillip Buddenbohm**, whose name as **EVP Chief Credit Officer of Atlantic Coast Bank**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, h/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 20 day of Oct, 2017.



MARIA PASCIUCCO
MY COMMISSION # FF 097976
EXPIRES: June 29, 2018
Bonded Thru Budget Notary Services

Maria Pasciocco

Notary Public

My Commission expires: June 29, 2018

MARIA PASCIUCCO
MY COMMISSION # FF 097976
EXPIRES: June 29, 2018
Bonded Thru Budget Notary Services

Shelby County, AL 10/25/2017
State of Alabama
Deed Tax: \$12.00

EXHIBIT A

Legal Description

This property is situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East a distance of 164.89 feet to the point of beginning; thence South 88 degrees 45 minutes 13 seconds East for a distance of 168.84 feet; thence South 00 degrees 13 minutes 31 seconds West for a distance of 538.29 feet; thence North 89 degrees 43 minutes 15 seconds West for a distance of 168.59 feet; thence North 0 degrees 12 minutes 9 seconds East for a distance of 541.14 feet to the point of beginning.

Three ingress/egress and utility easements situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Easement A:

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.89 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet to the point of beginning; thence continue along the last described course, a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 06 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West a distance of 94.01 feet; thence South 16 degrees 59 minutes 09 seconds West a distance of 13.15 feet; thence North 00 degrees 06 minutes 28 seconds East a distance of 128.75 feet; thence North 06 degrees 08 minutes 08 seconds East a distance of 144.44 feet; thence North 25 degrees 43 minutes 03 seconds East a distance of 21.46 feet; thence North 68 degrees 06 minutes 28 seconds East a distance of 25.21 feet; thence North 88 degrees 28 minutes 17 seconds East a distance of 117.15 feet to the point of beginning.

Easement B:

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.89 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet; thence continue along the last described course a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 08 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West, a distance of 94.01 feet; thence South 15 degrees 59 minutes 09 seconds West a distance of 13.15 feet to the point of beginning; thence continue along the last described course, a distance of 127.65 feet; thence South 06 degrees 56 minutes 23 seconds West a distance of 54.95 feet; thence South 01 degrees 05 minutes 02 seconds East a distance of 55.76 feet; thence South 05 degrees 50 minutes 20 seconds East a distance of 162.20 feet; thence South 17 degrees 17 minutes 03 seconds East a distance of 85.72 feet; thence South 00 degrees 06 minutes 25 seconds West a distance of 50.18 feet; thence North 17 degrees 17 minutes 03 seconds West a distance of 135.11 feet; thence North 05 degrees 50 minutes 20 seconds West a distance of 164.32 feet; thence North 01 degrees 05 minutes 02 seconds West a distance of 57.44 feet; thence North 06 degrees 56 minutes 23 seconds East a distance of 57.32 feet; thence North 16 degrees 59 minutes 09 seconds East a distance of 140.55 feet; thence North 05 degrees 38 minutes 32 seconds East a distance of 113.78 feet; thence South 00 degrees 06 minutes 28 seconds West a distance of 128.75 feet to the point of beginning.



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Easement C:

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.59 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet; thence continue along the last described course a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 06 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West a distance of 94.01 feet; thence South 16 degrees 59 minutes 09 seconds West a distance of 140.73 feet; thence South 06 degrees 56 minutes 23 seconds West a distance of 54.95 feet; thence South 01 degrees 05 minutes 02 seconds East a distance of 55.76 feet; thence south 05 degrees 50 minutes 20 seconds East a distance of 162.20 feet; thence South 17 degrees 17 minutes 03 seconds East a distance of 85.72 feet to the point of beginning; thence South 00 degrees 06 minutes 26 seconds West a distance of 362.12 feet to a point on the Northwesterly right of way line of Shelby County Highway #42; thence North 44 degrees 49 minutes 47 seconds East and along said right of way line a distance of 21.32 feet; thence North 00 degrees 06 minutes 26 seconds East and leaving said right of way line a distance of 346.67 feet; thence North 88 degrees 44 minutes 17 seconds West a distance of 15.00 feet to the point of beginning.

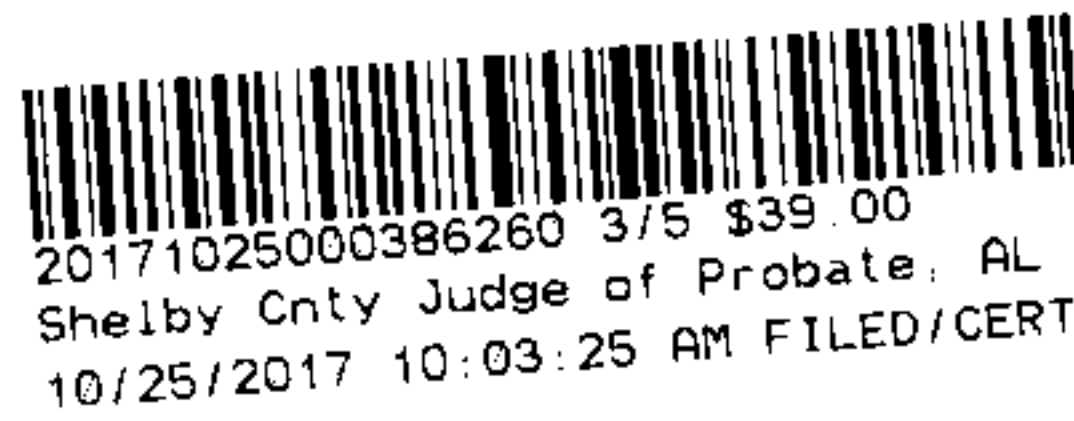
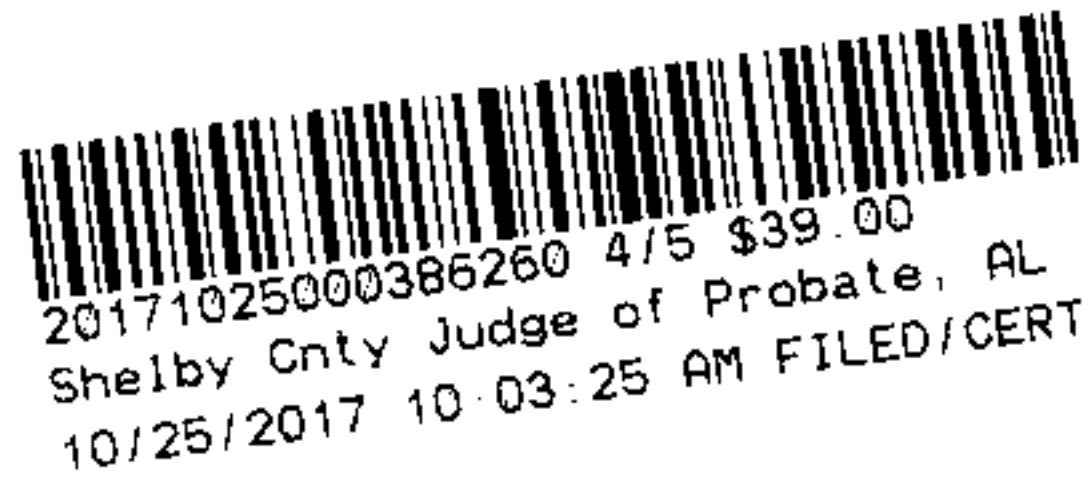


EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



Real Estate Sales Validation Form

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

Grantor's Name Atlantic Coast Bank
Mailing Address P.O. Box 1256
Waycross, GA 31501

Grantee's Name Charlotte G. Fox
Mailing Address 1224 Honeysuckle Drive
Shelby AL 35143

Property Address 224 Honeysuckle Drive
Shelby, AL 35143

Date of Sale October 23, 2017
Total Purchase Price ~~\$82,000.00~~ \$65,000.00
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)

☐ 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 of 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 October 20, 2017

Print Atlantic Coast Bank

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1