

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Wehapa Lakes, Inc.
5 Wehapa Circle
Leeds, AL 35094

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixty Thousand and 00/100 (\$60,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Harold Cecil Duckett, an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Wehapa Lakes, Inc.**, an Alabama corporation (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:
Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018. Existing covenants and restrictions, easements, building lines and limitations of record.

\$50,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as here in above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **24th** day of **October, 2017**.

Harold Cecil Duckett
Harold Cecil Duckett

20171103000399730 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/03/2017 10:31:04 AM FILED/CERT

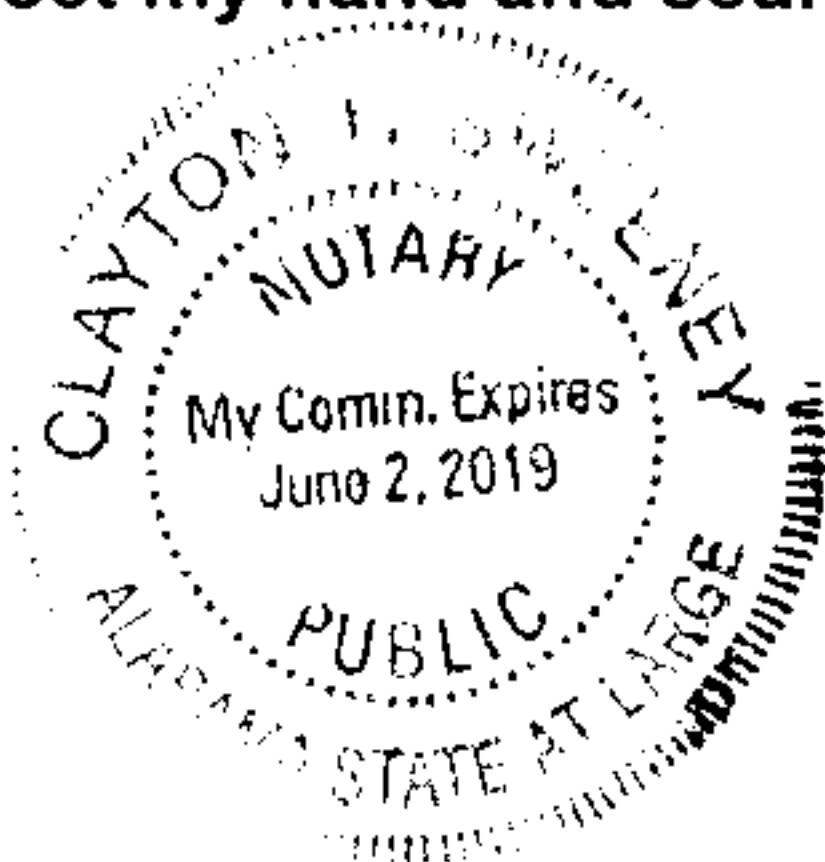
Shelby County, AL 11/03/2017
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Harold Cecil Duckett, an unmarried man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of October, 2017.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

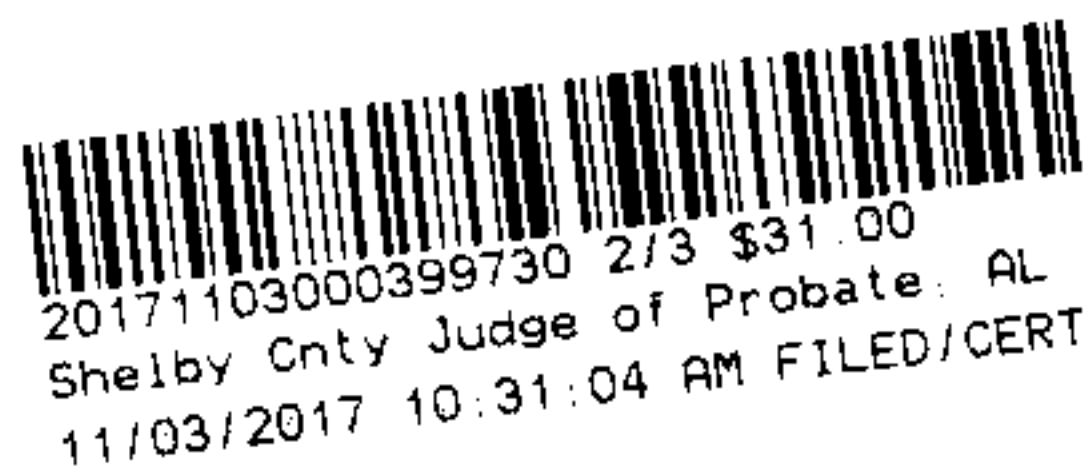
EXHIBIT "A"

A parcel of land situated in the Northeast Quarter of Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a PK nail set locally accepted to be the Northeast corner of the Northeast of the Northeast Quarter of said Section 18; thence run North 89 degrees 59 minutes 39 seconds West (an assumed bearing) along the North line of said Quarter-Quarter for a distance of 345.65 feet to an iron pin set with SSI cap; thence run South 00 degrees 00 minutes 21 seconds West for a distance of 208.71 feet to an iron pin set with SSI cap at the point of beginning; thence run South 47 degrees 22 minutes 39 seconds West for a distance of 181.57 feet to an iron pin set with SSI cap; thence run South 40 degrees 46 minutes 48 seconds West for a distance of 514.17 feet to an iron pin set with SSI cap; thence run North 05 degrees 12 minutes 12 seconds West for a distance of 480.26 feet to an iron pin set with SSI cap; thence run North 89 degrees 59 minutes 39 seconds West for a distance of 241.81 feet to an iron pin set with SSI cap; thence run North 19 degrees 59 minutes 08 seconds East for a distance of 258.33 feet to an iron pin set with SSI cap; thence run South 89 degrees 59 minutes 39 seconds East along the North line of said Quarter-Quarter for a distance of 562.18 feet to an iron pin set with SSI cap; thence run South 00 degrees 00 minutes 21 seconds West for a distance of 208.71 feet to an iron pin set with SSI cap; thence run South 89 degrees 59 minutes 39 seconds East for a distance of 104.35 feet to the point of beginning.

LESS AND EXCEPT the North 20 feet of the NE 1/4 of NE 1/4, as previously conveyed to James B. Bell, by deed recorded in Deed Book 148, Page 585, in Probate Office.

HL



2Real Estate Sales Validation Form

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

Grantor's Name Harold Cecil Duckett

Grantee's Name Wehapa Lakes, Inc.

Mailing Address 9111 Hwy 41 South
Leeds, AL 35094

Mailing Address 5 Wehapa Circle
Leeds, AL 35094

Property Address Metes Bounds

Date of Sale October 24, 2017

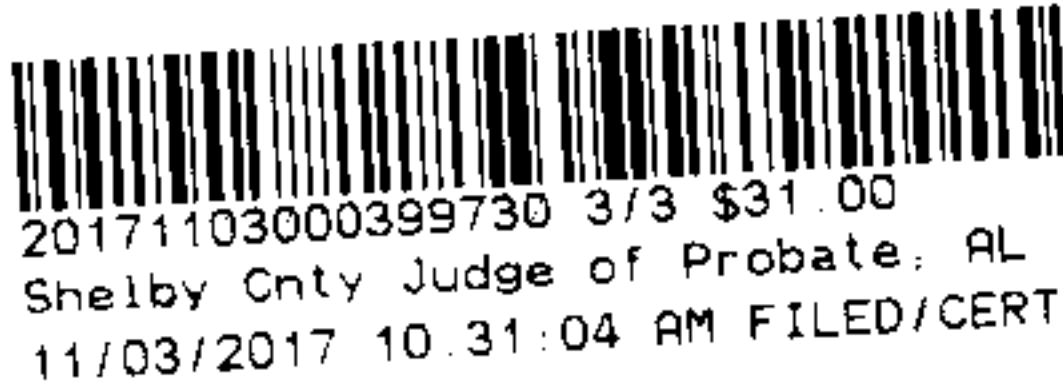
Total Purchase Price \$ 60,000.00

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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 Harold Cecil Duckett

Harold Cecil Duckett

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)