

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

Send Tax Notice To:
Billy D. Eddleman and Douglas D.
Eddleman, as Trustees of The Eddleman
Trust (2009)
2700 Highway 280 Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Billy D. Eddleman, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto **Billy D. Eddleman and Douglas D. Eddleman, as Trustees of The Eddleman Trust (2009) dated December 23, 2009**, (hereinafter referred to as GRANTEES), 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 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.


Preparer of this instrument makes no representations as to the status of the title of the property herein conveyed. Title has not been examined by the preparer of this instrument.

The property conveyed herein does not constitute the homestead of Billy D. Eddleman nor that of his spouse.

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 GRANTEES, his, her, their or its, heirs, personal representatives, successors and assigns, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, personal representatives, successors, and assigns, covenants with GRANTEES, and with GRANTEES' heirs, personal representatives, successors and assigns, that GRANTORS are 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 hereinabove 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 GRANTORS will, and GRANTORS' heirs, personal representatives, successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, personal representatives, successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/03/2017
State of Alabama
Deed Tax: \$36.50


20171103000400450 1/4 \$61.50
Shelby Cnty Judge of Probate, AL
11/03/2017 01:44:02 PM FILED/CERT


IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 22nd day of August, 2017.

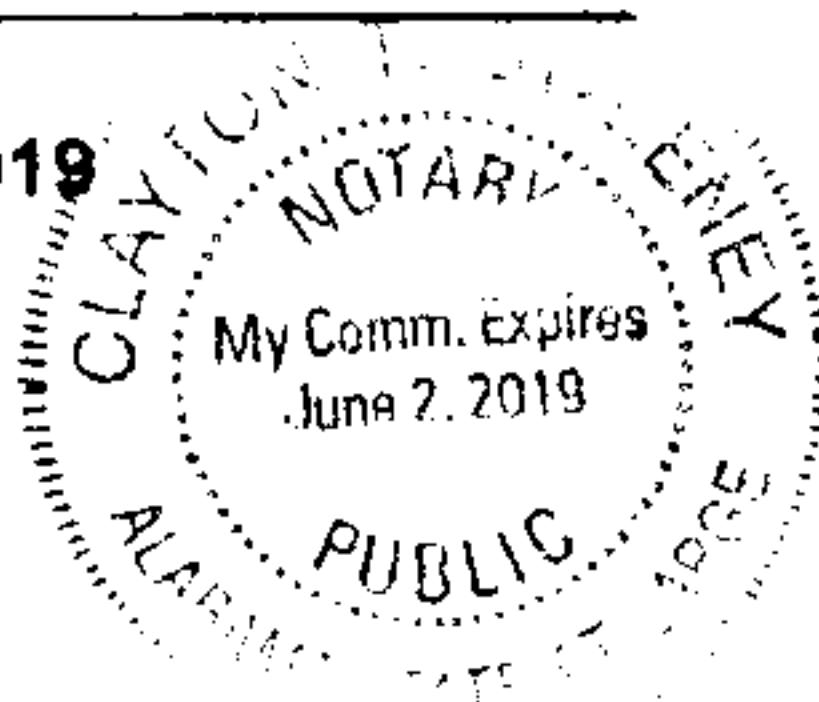

Billy D. Eddleman

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Billy D. Eddleman, 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 22nd day of August, 2017.


NOTARY PUBLIC
My Commission Expires: 6/2/2019





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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION OF SHELBY COUNTY ALABAMA TAX PARCEL 13-1-11-4-002-037.000

A PARCEL OF LAND SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY, COUNTY, ALABAMA;

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 20, SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE EAST BOUNDARY OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE, AND ALONG THE EASTERLY BOUNDARY OF LOTS 3, 4, 5, & 6 OF OAK MOUNTAIN ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA FOR 575.23 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BEARDEN ROAD; THENCE TURN RIGHT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID OAK MOUNTAIN ESTATES. THENCE TURN $106^{\circ}27'$ RIGHT AND RUN NORTHEASTERLY ALONG THE BOUNDARY OF SAID LOT 1 FOR 80.00 FEET; THENCE TURN $35^{\circ}58'$ LEFT AND RUN NORTHEASTERLY FOR 47.75 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 1; THENCE TURN $63^{\circ}16'$ RIGHT AND RUN SOUTHEASTERLY ALONG THE SOUTHERLY PROPERTY BOUNDARY OF LOT 2 OF SAID OAK MOUNTAIN ESTATES FOR 136.64 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 2; THENCE TURN $12^{\circ}29'$ LEFT AND RUN SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOT 3 OF SAID OAK MOUNTAIN ESTATES TO THE SOUTHERLY MOST PROPERTY CORNER OF SAID LOT 3 AND THE POINT OF THE BEGINNING OF THE PROPERTY HEREIN DESCRIBED. SAID PARCEL CONTAINING 2.4 ACRES MORE OR LESS



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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	Billy D. Eddleman	Grantee's Name	Billy D. Eddleman and Douglas D. Eddleman as Trustees of the Eddleman Trust (2009) dated December 23, 2009
Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223	Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223
Property Address	Metes and bounds	Date of Sale	August 22, 2017
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ 36,270.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Tax Assessors's Appraised Market Value |
| <input 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 _____

Print Clayton T. Sweeney, Attorney as Agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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