

THIS INSTRUMENT PREPARED BY: Jeremy Wright  
J. Wright Building Company, INC.  
PO Box 1964  
Pelham, Al 35124  
205.820.0100

SEND TAX NOTICE TO:

20171205000435730 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
12/05/2017 01:03:12 PM FILED/CERT

**WARRANTY DEED (WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA  
COUNTY

Shelby County, AL 12/05/2017  
State of Alabama  
Deed Tax: \$2.00

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Benjamin Ross Stewart

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. Wright Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A"**

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21<sup>st</sup> day of November, 2017 .



STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, Olivia L. Hunt, a Notary Public in and for said County, in said State, hereby certify that Benjamin Ross Stewart, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of November A.D., 2017 .


Olivia Love Hunt  
NOTARY PUBLIC

My Commission Expires: 10/5/2021

## EXHIBIT "A"

Commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, said point being situated on the Northerly right of way line of a county road; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 degrees 31 minutes and 11 seconds and run South 0 degrees 00 minutes a distance of 30.61 feet to the center line of said county road, thence run North 78 degrees 31 minutes and 11 seconds East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63 degrees 01 minutes and 49 seconds and a radius of 163.10 feet; thence continue along the arc of said curve a distance of 179.42 feet to the end of said curve; thence run in a Southeasterly direction along the tangent extended to the last described curve a distance of 99.82 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 55 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 30.00 feet to the point of beginning; from said point of beginning turn an angle to the right of 90 degrees 00 minutes to the tangent of a curve having a central angle of 9 degrees and 57 minutes and a radius of 730.43 feet, thence continue along the arc of said curve a distance of 126.85 feet; thence run South 38 degrees 57 minutes and 30 seconds East a distance of 282.51 feet to a point that is situated 9 feet Northwesterly of the lake edge (property described herein includes all property to water edge); thence run North 70 degrees 43 minutes East a distance of 163.22 feet to a point that is situated 5 feet Northwesterly of water edge, thence run North 69 degrees 25 minutes East a distance of 173.55 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 52 degrees 47 minutes East a distance of 122.10 feet to its intersection with a Southwesterly right of way line of said county road, said point being a point of commencement of curve to the left (tangent to said curve having a bearing of North 48 degrees 31 minutes West) having a central angle of 44 degrees 28 minutes and a radius of 153.40 feet; thence continue along the arc of said curve a distance of 119.05 feet to the end of said curve; thence South 87 degrees 01 minutes West a distance of 167.82 feet along the Southerly right of way line of said public road to the point of commencement of a curve to the right having a central angle of 54 degrees 32 minutes and a radius of 224.02 feet, thence continue along the arc of said curve a distance of 213.22 feet to the end of said curve and the point of commencement of another curve to the left having a central angle of 90 degrees and 00 minutes and a radius of 25.00 feet; thence continue along the arc of said curve a distance of 39.27 feet to the point of beginning.

Being situated in Shelby County, Alabama.

  
20171205000495730 2/3 \$23.00  
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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 BENJAMIN ROSS STELLANT  
Mailing Address 3470 Indian Lake Ln  
Pelham, AL 35124

Grantee's Name J. WRIGHT BUILDING COMPANY  
Mailing Address 350 CORPORATE PKWY  
STE 104  
BIRMINGHAM, AL 35242

Property Address 3470 Indian Lake Ln  
Pelham, AL 35124

Date of Sale 11/21/17  
Total Purchase Price \$ 2,000.00  
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  Appraisal  
 Sales Contract  Other  
 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 11/21/17

Print J. WRIGHT BUILDING COMPANY

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1