

This instrument was prepared without evidence of title by:

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA

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

That in consideration of One and no/100 Dollars, the undersigned Albert L. Pardue, Jr., married, (herein referred to as GRANTOR) do grant, bargain, sell and convey, subject to the reservation of life estate, unto Derek P. Pardue (herein referred to as GRANTEE) all of his undivided 50 % right, title and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

See legal description in attached Exhibit A

Subject to real property taxes for 2017 and subsequent years, and all easements, covenants, conditions, restrictions, reservations, and rights of way of record.

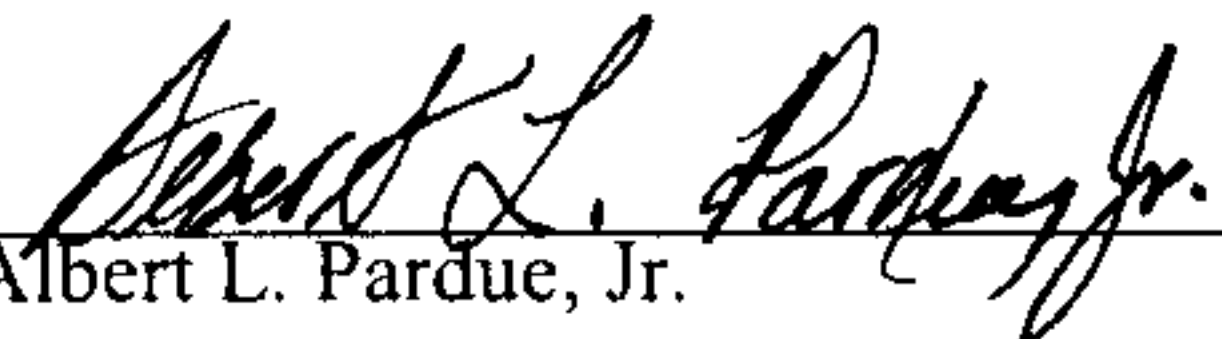
The above described property is not the homestead of GRANTOR or the spouse of GRANTOR.

GRANTOR reserves to himself a life estate in the above described property.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

30th day of November, 2017.

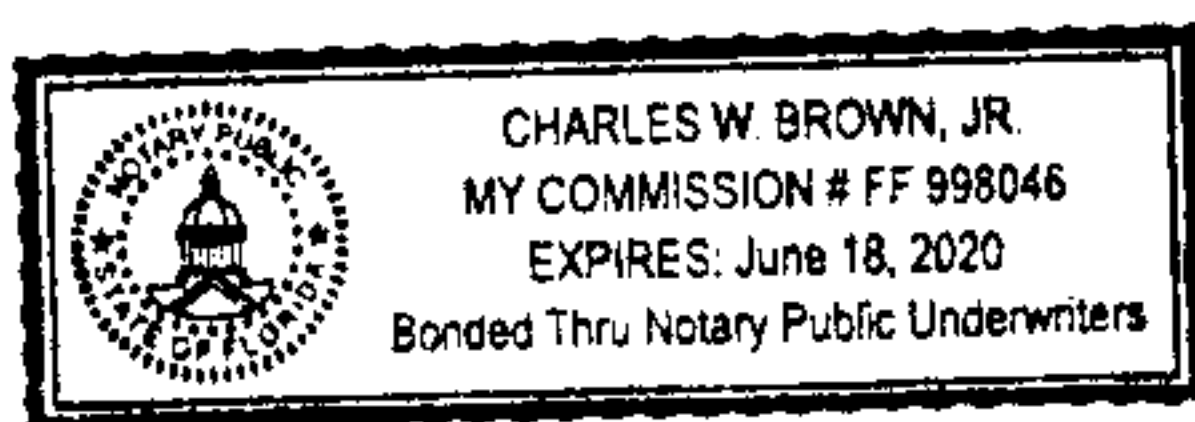


Albert L. Pardue, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert L. Pardue, Jr., 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2017.





Notary Public

My commission expires:

Shelby County, AL 12/12/2017
State of Alabama
Deed Tax: \$726.50

EXHIBIT A

PARCEL ONE

A parcel of land situated in the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence and Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and thence run easterly along the northerly line of said 1/4 - 1/4 section for a distance of **68.25 feet** to a set capped rebar stamped "CARR 00010LS" at the location of a formerly found iron pin within a yellow painted rock pile; thence turn a deflection angle right of **91°29'20"** and run southerly for a distance of **503.99 feet**; thence turn a deflection angle of **33°47'26"** and run southwesterly for a distance of **91.87 feet** to a found 1/2" rebar; thence turn a deflection angle left of **35°29'14"** and run southerly for a distance of **216.58 feet** to a set capped iron stamped "CARR 00010LS", said point being on the northwesterly right-of-way line of Shelby County Road No. 11; thence running the following nine (9) courses along said road right-of-way line; thence turn a deflection angle right of **47°49'12"** and run southwesterly for a distance of **39.82 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle right of **32°37'42"** and run southwesterly for a distance of **77.78 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle left of **45°00'00"** and run southwesterly for a distance of **97.56 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle left of **45°00'00"** and run southeasterly for a distance of **56.57 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle right of **45°00'00"** and run southwesterly for a distance of **289.94 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle right of **45°00'00"** and run southwesterly for a distance of **28.28 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle left of **45°00'00"** and run southwesterly for a distance of **15.81 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle left of **45°00'00"** and run southeasterly for a distance of **28.28 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn a deflection angle right of **45°20'32"** and run southwesterly for a distance of **74.34 feet** to a set capped rebar stamped "CARR 00010LS"; thence leaving said road right-of-way line turn a deflection angle right of **54°32'37"** and run westerly for a distance of **1017.58 feet** to a found capped rebar stamped "CARR 00010LS"; thence turn a deflection angle right of **90°26'55"** and run northerly for a distance of **1311.56 feet** to a corner falling on a 15" Hardwood tree (8/4/2013); thence turn a deflection angle right of **89°30'28"** and run easterly for a distance of **31.33 feet** to a found capped rebar stamped "GSA CA-580-LS"; thence turn an interior angle left, counter clockwise, of **180°04'58"** and run easterly for a distance of **1365.73 feet** to a found 1/2" open top at the **Point of Commencement and Beginning**.

Said parcel of land having an area of 40.47 acres, more or less.



20171212000442980 2/3 \$747.50
Shelby Cnty Judge of Probate, AL
12/12/2017 12:41:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Albert L. Pardue, Jr.
Mailing Address 1402 N. Loop Parkway
St. Augustine, FL 32095

Grantee's Name Derek P. Pardue
Mailing Address Rua Paula Ney 750
Apt. 73
Sao Paulo, Brazil 04107022

Property Address Shelby County Hwy 11

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
 $\frac{1}{2}$ Assessor's Market Value \$ 726,435

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


20171212000442980 3/3 \$747.50
Shelby Cnty Judge of Probate, AL
12/12/2017 12:41 24 PM FILED/CERT

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 Albert L. Pardue, Jr.

☐ Unattested

(verified by)

Sign _____

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1