

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
John B. Hampton, Jr.
130 Highland Park Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **James F. Hampton**, a married man, (**herein referred to as grantor, whether one or more**) do grant, bargain, sell and convey unto, **John B. Hampton, Jr.**, (**herein referred to as grantee, whether one or more**), an undivided one-third (1/3) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

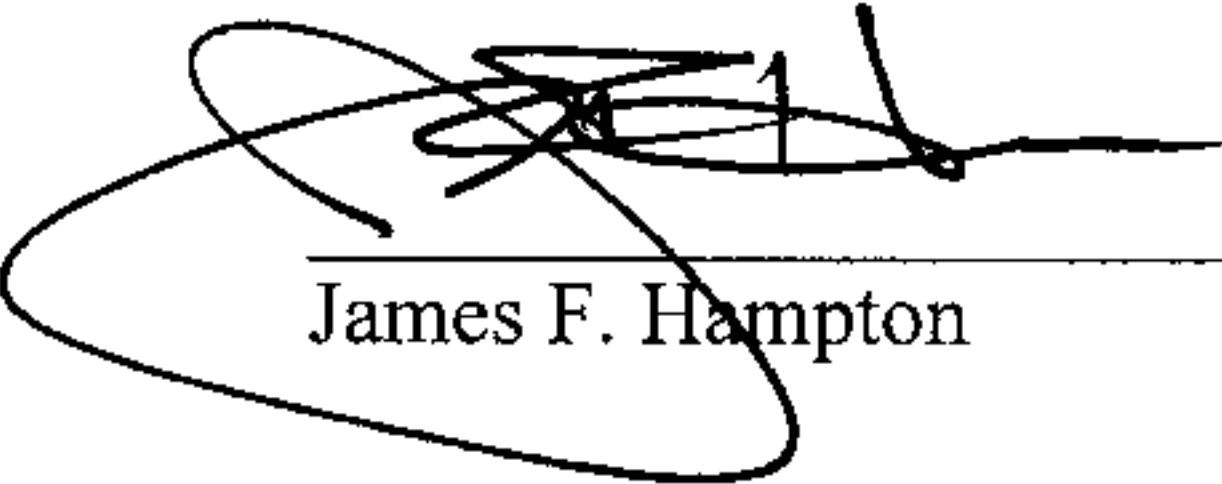
This property constitutes no part of the homestead of Grantor or his spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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, and 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 my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of November, 2017.


James F. Hampton

Shelby County, AL 01/05/2018
State of Alabama
Deed Tax: \$86.50

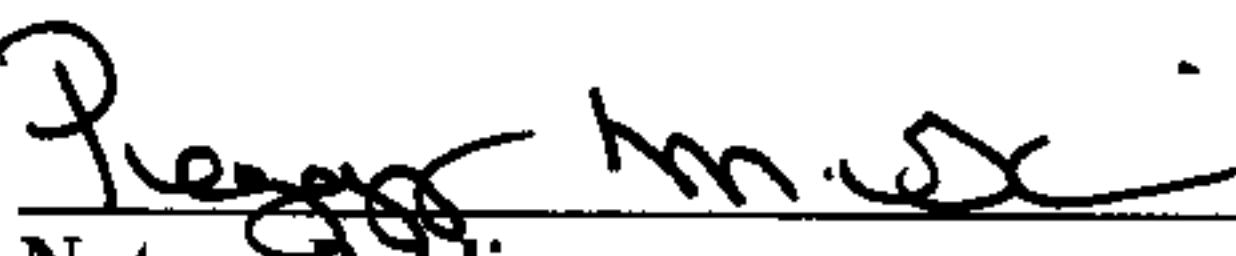
STATE OF ALABAMA
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James F. Hampton, who 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.



2018010500005960 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
01/05/2018 02:36:08 PM FILED/CERT


Notary Public

My Commission Expires:

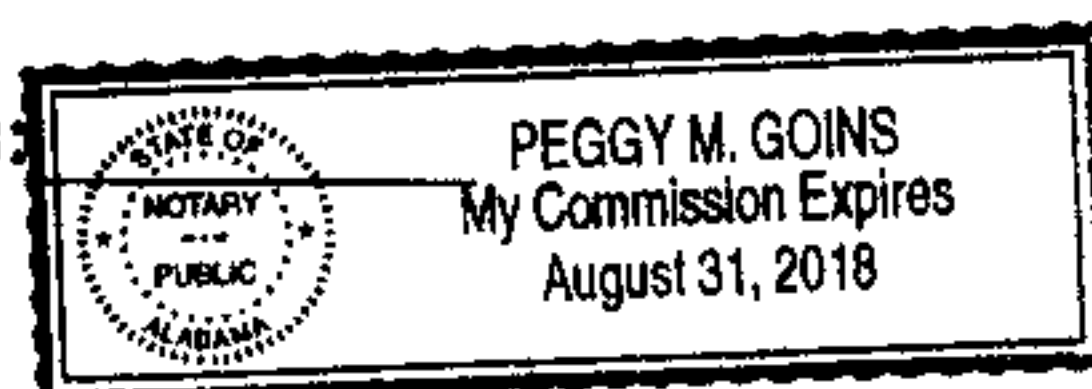


EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the SE 1/4 of Section 29, Township 19 South, Range 2 East lying south of re-located U.S. Highway No. 280 and Northwest of the Seaboard Coast Line Railroad.

LESS AND EXCEPT, the following described property: Begin at a point on the West line of the SE 1/4 of Section 29, Township 19 South, Range 2 East and the South right of way line of U.S. Highway No. 280 (before re-location), thence run Southeast along the South right of way line of U.S. Highway No. 280 (before re-location), a distance of 122.90 feet; thence turn an angle of 90 deg. to the right and run a distance of 200.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 67.86 feet to the West line of said SE 1/4; thence turn an angle of 74 deg. 36 min. 47 sec. to the right and run North along the said 1/4 line a distance of 207.43 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

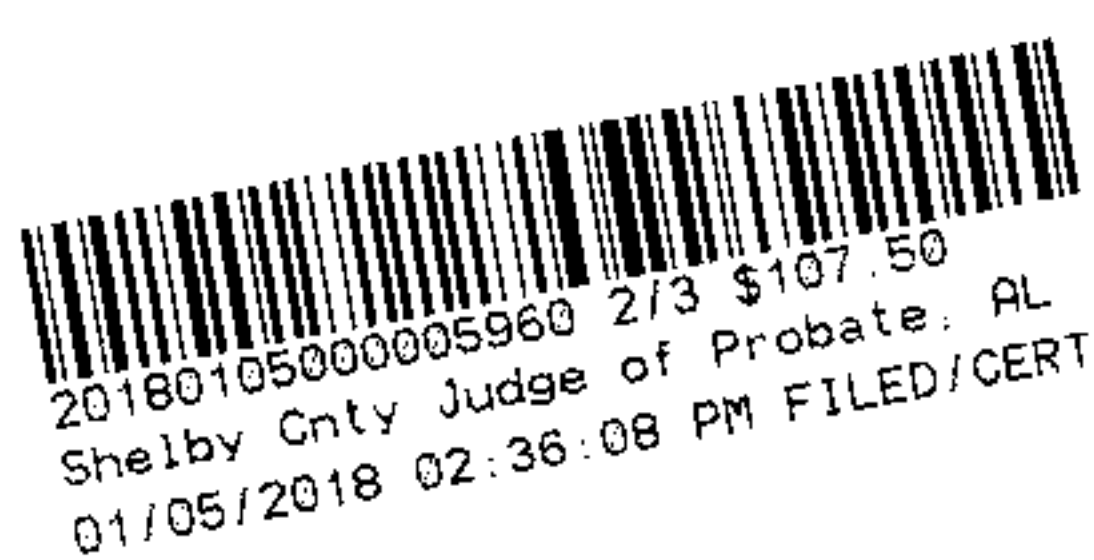
ALSO LESS AND EXCEPT, the following described property heretofore conveyed to Bobby Knox and Mark Knox by deed recorded in Real Book 215, Page 816, in the Probate Office of Shelby County, Alabama: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 2 East and run North along the West line thereof 100.21 feet to the point of beginning; thence continue along said line 462.80 feet; thence 106 deg. 33 min. 50 sec. right and run 67.86 feet; thence 90 deg. left and run 67.82 feet to the southerly right of way line of U.S. Highway 280; thence 90 deg. right and run along said right of way 200.00 feet; thence 73 deg. 26 min. 10 sec. right and run south 451.45 feet; thence 90 deg. right and run 276.06 feet to the point of beginning. Being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT, the following described property heretofore conveyed to Amy Rebecca Senicz and George Senicz by deed recorded as Instrument #2000-21975 in the Probate Office of Shelby County, Alabama: For a POINT OF BEGINNING, commence from the Southwest corner of the NW 1/4 - SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed North 0 degrees 00 minutes 56 seconds East along the West boundary of said NW 1/4 - SE 1/4 for 102.62 feet; thence South 89 degrees 47 minutes 40 seconds East 276.31 feet; thence North 0 degrees 10 minutes 17 seconds East 451.17 feet to a point on the Southerly right of way boundary of U.S. Highway 280; thence South 73 degrees 28 minutes 46 seconds East long the Southerly right of way of said U.S. Highway 280 for 200.00 feet; thence South 0 degrees 11 minutes 55 seconds West 686.52 feet; thence North 89 degrees 56 minutes 03 seconds West 467.10 feet to a point on the West boundary of the SW 1/4 - SE 1/4 of said Section 29; thence North 0 degrees 00 minutes 56 seconds East along the West boundary of said SW 1/4 - SE 1/4 for 190.05 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the NW 1/4 - SE 1/4 and the SW 1/4 - SE 1/4, all in Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO:

1. All ad valorem, general and special taxes for the year 2017 and subsequent years, not yet due and payable. Tax information has been based on the present assessment rolls, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Oil and gas rights reserved in Deed Book 349, Page 816.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 223, Page 897 and Deed Book 248, Page 362.
4. Oil, Gas and Mineral Lease as recorded in Book 326, Page 775.
5. Right of way for public road as recorded in Deed Book 226, Page 486.
6. Less and except any part of subject property lying within the right of way of a public road.
7. Sanitary sewer easement as recorded in Instrument #20050504000213000.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : James F. Hampton
Mailing Address 2202 Allendale Road
Montgomery, AL 36111

Grantee's Name: John B. Hampton, Jr.
Mailing Address: 130 Highland Park Drive
Birmingham, AL 35242

Property Address: Hwy 280
Harpersville, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$86,413.00 (1/3)

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
 X Closing Statement
 Appraisal
 x Other – SC Tax Assessor

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 11/30/17

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Print James F. Hampton

 Unattested

(Verified by)

Form RT-1

