

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Anna M. Thompson
3983 Smokey Road
Alabaster, AL 35007

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred Seventy Five Thousand and 00/100 Dollars (\$575,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **White Oak Associates, LLC**, hereinafter called "Grantor", do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **Anna M. Thompson**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A"

Note: This instrument is executed simultaneously with a purchase money mortgage in the amount of Five Hundred Seventy Three Thousand and 00/100 (\$573,000.00) Dollars between grantee and Linda G. Thompson and Daniel W. Thompson.

Note: This property was not homestead for Grantors.

- * **Subject to a First Right of Refusal as reserved in the sales contract in favor of Linda G. Thompson and Daniel W. Thompson.**
- * **Subject to grantors 65% of any capital gain from the proceeds of sale as reserved in the sales contract between the parties and in favor of Linda G. Thompson and Daniel W. Thompson.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 26 day of January, 2018 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Linda G. Thompson member (L.S.)
White Oaks Associates, LLC
By: Linda G. Thompson, member

Daniel W. Thompson member (L.S.)
White Oaks Associates, LLC
By: Daniel W. Thompson, member

Shelby County, AL 01/31/2018
State of Alabama
Deed Tax: \$2.00


20180131000032940 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
01/31/2018 12:11:05 PM FILED/CERT

STATE OF ALABAMA

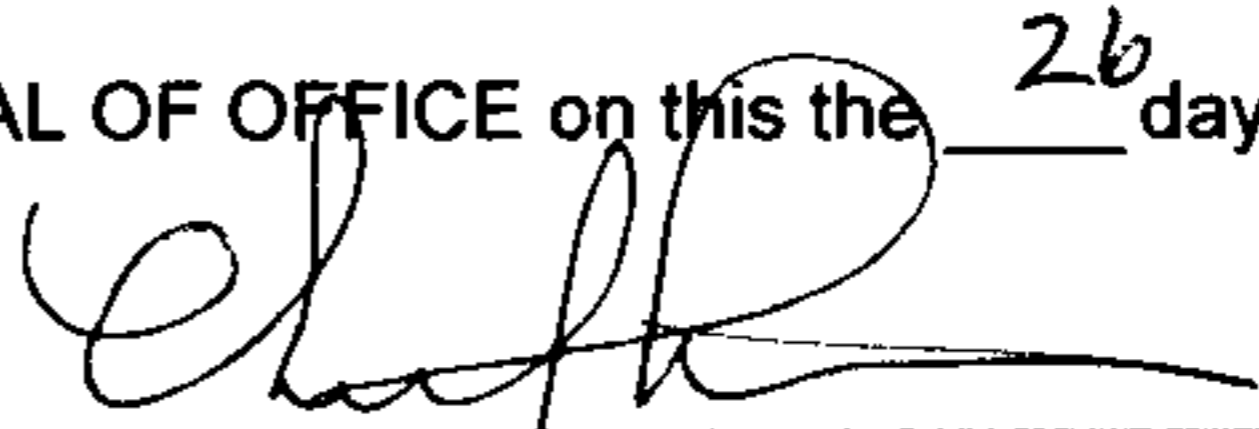
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ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smithman, a Notary Public for the State at Large, hereby certify that the above posted names, Linda G. Thompson and Daniel W. Thompson, which are signed to the foregoing Deed, who are known to me, and being the members of the Alabama limited liability company White Oak Associates, LLC, said members being informed of the contents of the Deed and authorized to execute the same, have hereby acknowledged the same before me and, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of January, 2018.



NOTARY PUBLIC

My Commission Expires: 4/26/2020



20180131000032940 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
01/31/2018 12:11:05 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 30 and the NE 1/4 of the NW 1/4 of Section 31, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NW 1/4 of said Section 31; thence North 5 degrees 36 minutes 05 seconds East a distance of 386.00 feet to the point of beginning; thence continue along the last described course a distance of 284.78 feet; thence South 81 degrees 16 minutes 35 seconds East a distance of 999.91 feet; thence South 5 degrees 23 minutes 40 seconds West a distance of 775.20 feet to a point on the Northerly right of way line of County Highway No. 12 (Smokey Road - 80-foot right of way), said point lying on a compound curve to the left having a radius of 3,968.30 feet and a central angle of 3 degrees 13 minutes 55 seconds, subtended by a chord which bears South 89 degrees 08 minutes 43 seconds West a chord distance of 223.82 feet; thence along the arc of said curve and said right of way line a distance of 223.85 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 2,651.65 feet and a central angle of 11 degrees 56 minutes 44 seconds, subtended by a chord which bears South 81 degrees 33 minutes 23 seconds West a distance of 551.85 feet; thence along the arc of said curve and said right of way line a distance of 552.85 feet to the end of said curve; thence South 75 degrees 51 minutes 50 seconds West along said right of way line a distance of 65.95 feet; thence leaving said right of way line North 14 degrees 08 minutes 10 seconds West a distance of 360.18 feet; thence North 5 degrees 36 minutes 05 seconds East a distance of 387.22 feet; thence North 44 degrees 23 minutes 55 seconds West a distance of 59.77 feet to the point of beginning. Being situated in Shelby County, Alabama.



20180131000032940 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
01/31/2018 12:11:05 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 White Oak Associates
Mailing Address Same as below

Grantee's Name Anna M. Thompson
Mailing Address 3983 Smokey Road
Alabaster AL 35007

Property Address 3983 Smokey Road
Alabaster, AL 35007

Date of Sale 01/26/2018
Total Purchase Price \$ 575000
or
Actual Value \$ 2000 down
573000 finance
or
Assessor's Market Value \$ _____

20180131000032940 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
01/31/2018 12:11:05 PM FILED/CERT

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

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 01/26/2018

Print Christopher R. Smithman

Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)