

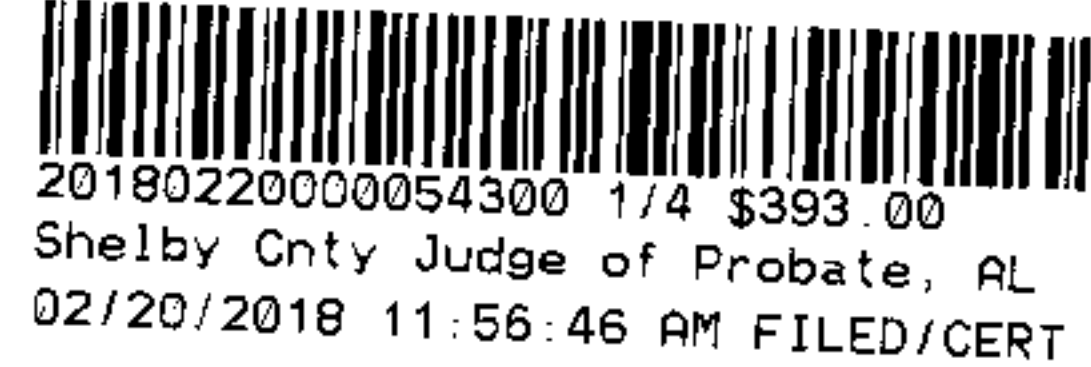
**THIS INSTRUMENT PREPARED BY:**

James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**

Bobby Lee Properties, LLC  
16200 Highway 61  
Wilsonville, AL 35186

STATE OF ALABAMA )  
COUNTY OF SHELBY )



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Three Hundred Sixty-Eight Thousand Six Hundred and No/100 Dollars (\$368,600.00), and other good and valuable consideration, paid to the undersigned grantor, Stancil Handley, a married man ("Grantor"), by Bobby Lee Properties, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 3A- A Parcel of land being part of Lot 3, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of above said Lot 3; thence along a chord heading South 39°15'36" West, and a chord distance of 60.64 feet to the Point of Beginning; thence South 59°06'04" East, a distance of 165.21 feet; thence South 21°36'23" East, a distance of 139.09 feet; thence South 67°23'34" West, a distance of 92.61 feet; thence South 20°58'09" East, a distance of 87.32 feet; thence South 67°23'34" West, a distance of 77.29 feet; thence South 17°02'00" East, a distance of 63.95 feet to a retaining wall and the edge of water, all further calls will be along said wall and water until otherwise noted; thence North 84°08'40" West, a distance of 19.50 feet; thence South 85°52'35" West, a distance of 64.47 feet; thence South 78°41'56" West, a distance of 32.19 feet; thence South 69°53'56" West, a distance of 16.05 feet; thence South 59°08'55" West, a distance of 24.21 feet; thence South 65°33'43" West, a distance of 16.12 feet; thence South 85°41'52" West, a distance of 24.05 feet; thence South 79°08'37" West, a distance of 20.13 feet; thence South 75°27'06" West, a distance of 71.14 feet; thence North 03°17'21" West and leaving said wall and water's edge, a distance of 382.81 feet to the Southerly right of way line of Paradise Cove Lane, 60 foot right of way and also the beginning of a non-tangent curve to the left, having a radius of 327.16 feet, a central angle of 42°07'58", and subtended by a chord

which bears North 65°38'40" East, and a chord distance of 235.19 feet; thence along the arc of said curve and said right of way line, a distance of 240.58 feet to the Point of Beginning.


**SUBJECT TO:** (1) Current Taxes; (2) Easements as shown by recorded map; (3) Right of way to South Central Bell, as recorded in Volume 343, Page 766, in the Probate Office of Shelby County, Alabama; (4) Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in deed recorded in Deed Book 337, Page 673, in the Probate Office of Shelby County, Alabama; (5) Flood rights in favor of Alabama Power Company as shown in instrument recorded in Instrument #241, Page 838, and Deed Book 246, Page 714, in the Probate Office of Shelby County, Alabama; (6) Easements to Alabama Power Company as recorded in Instrument #1992-11229; and Instrument #1999-17332, in the Probate Office of Shelby County, Alabama; (7) Permit to Alabama Power Company recorded in Deed Book 155, Page 444, and Real Book 37, Page 229, in the Probate Office of Shelby County, Alabama; (8) Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through subject property; (9) Any adverse claim based on changes in boundary line of caption lands resulting from erosion or accretion caused by the flow of Lay Lake.

This property is one and the same as that contained in that certain deed recorded in Instrument #20170808000286230, in the Probate Office of Shelby County, Alabama.

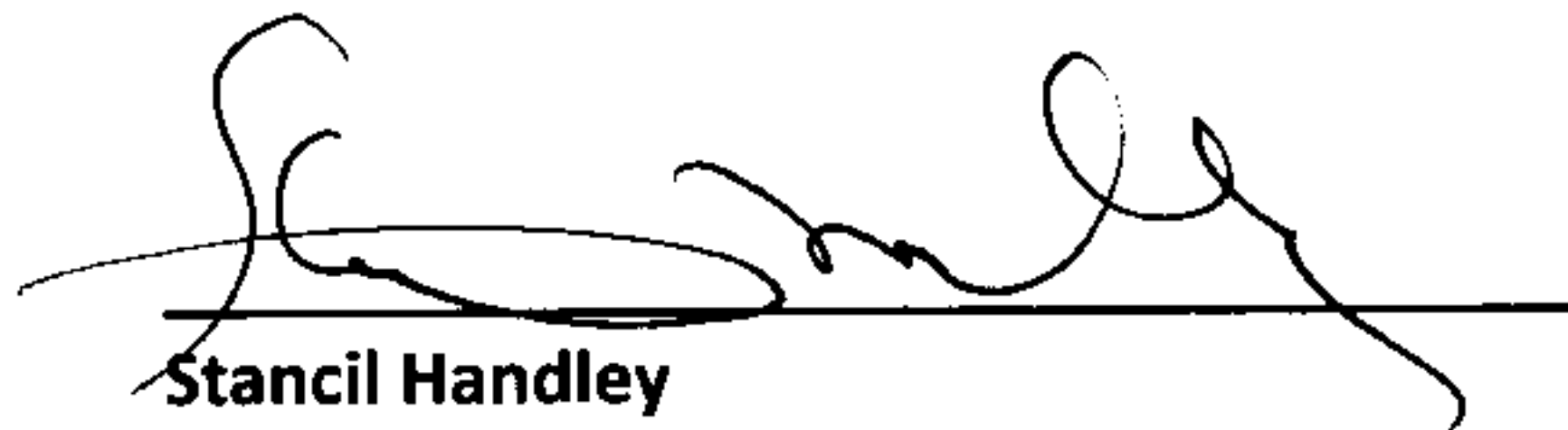
This property does not constitute the homestead of the Grantor or Grantor's spouse.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns, forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

  
20180220000054300 2/4 \$393.00  
Shelby Cnty Judge of Probate, AL  
02/20/2018 11:56:46 AM FILED/CERT

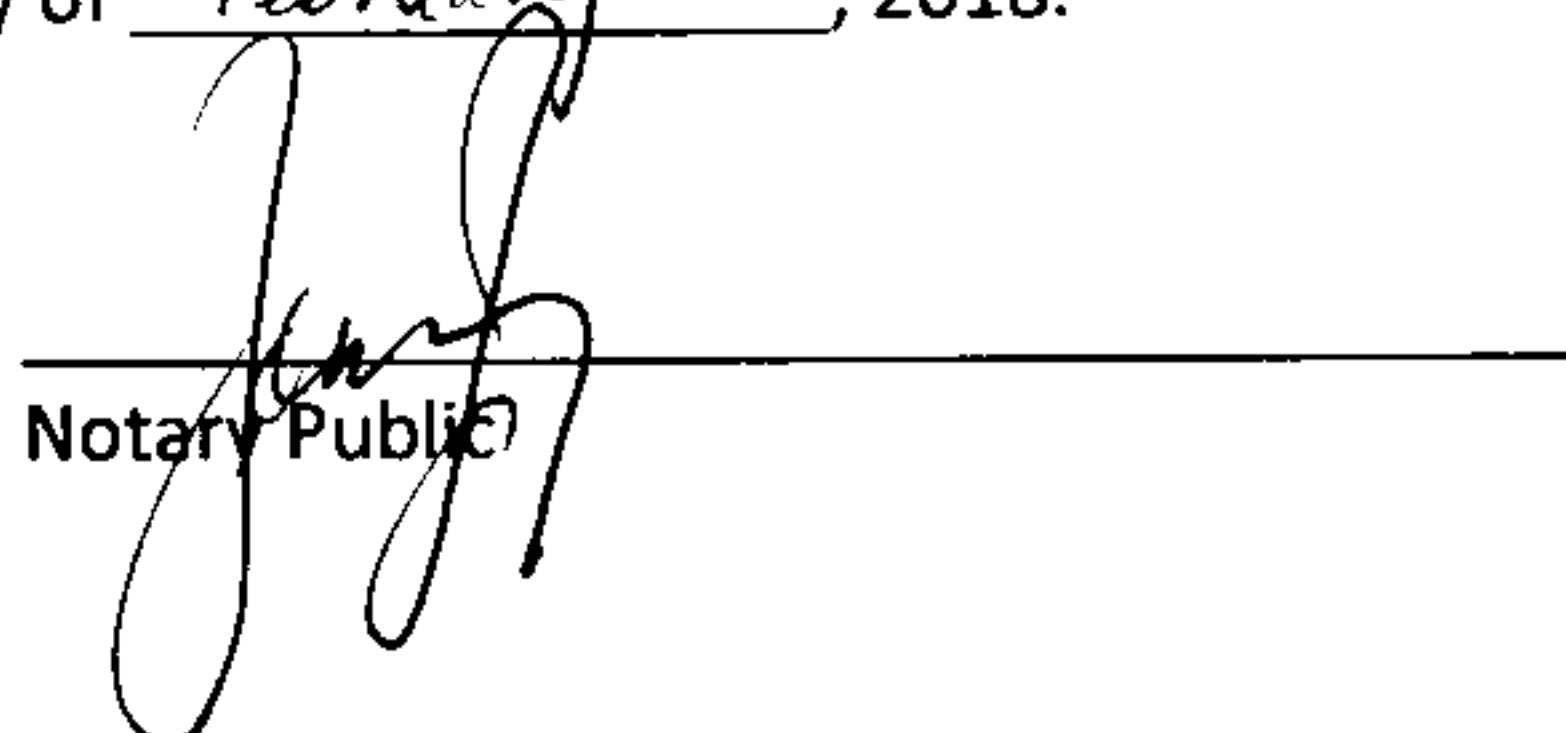
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on  
this the 16<sup>th</sup> day of February, 2018.

  
Stancil Handley

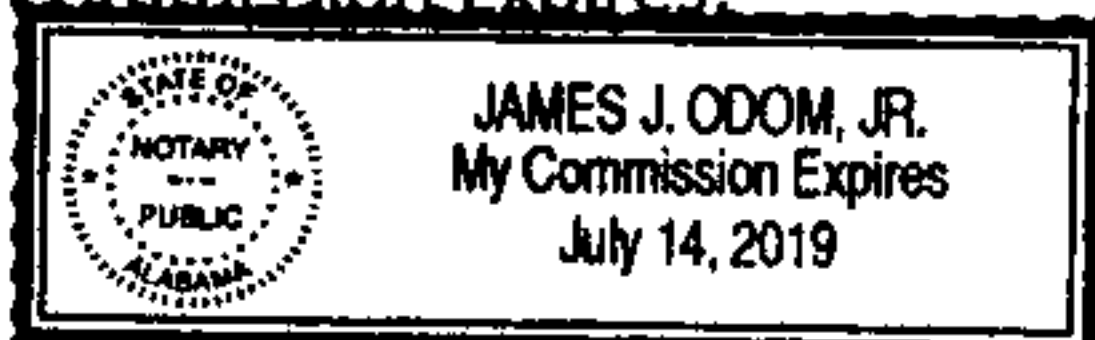
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stancil Handley, a married man, 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 seal this 16<sup>th</sup> day of February, 2018.

  
Notary Public

My Commission Expires:



  
20180220000054300 3/4 \$393.00  
Shelby Cnty Judge of Probate, AL  
02/20/2018 11:56:46 AM 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 Stancil Handley  
Mailing Address Post Office Box 828  
Columbiana, AL 35051

Grantee's Name Bobby Lee Properties, LLC  
Mailing Address 16200 Highway 61  
Wilsonville, AL 35186

Property Address Lot 3A, a part of Lot 3, Survey of  
Paradise Cove, Map Book 15, Page 77  
Shelby County, Alabama

Date of Sale February \_\_\_\_\_, 2018  
Total Purchase Price \$ 368,600.00  
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.

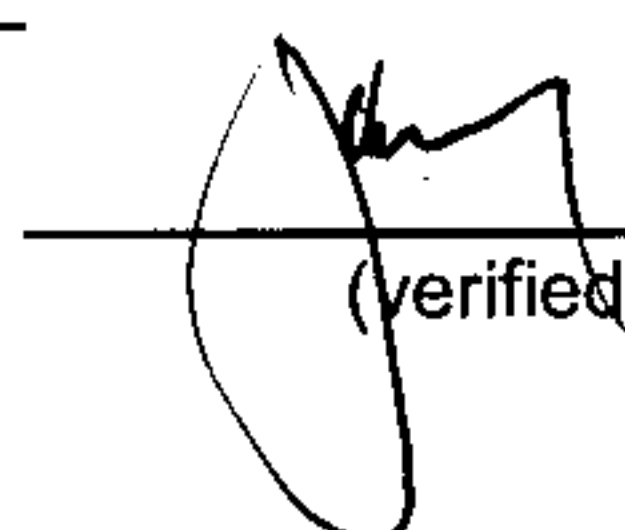
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

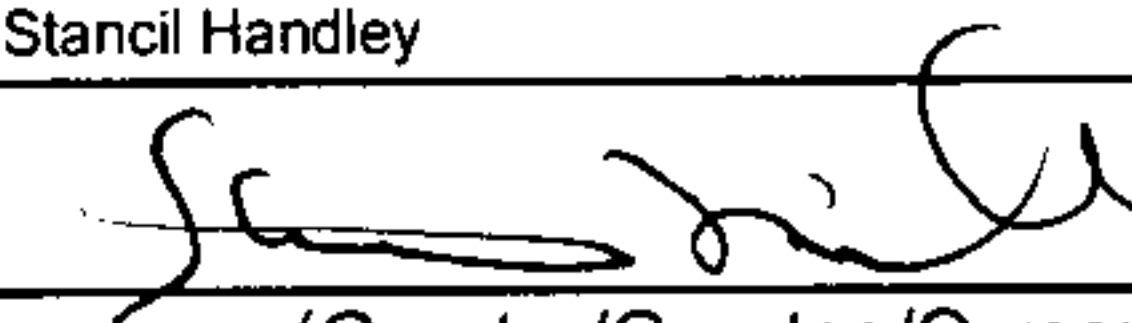
Date February \_\_\_\_\_, 2018

Print Stancil Handley

☐ Unattested

  
(verified by)

Sign

  
(Grantor/Grantee/Owner/Agent) circle one