

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice to:
Frank N. Flow
Alana M. Flow
PO Box 1494
Calera, AL 35040

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Five Thousand & 00/100 dollars (\$55,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, North Alabama Bank, an Alabama Banking Corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Frank N. Flow and Alana M. Flow, husband and wife, (herein referred to as "Grantee"), for and during their joint lives and upon the death of either of them, then to the survivor of them 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 attached Exhibit "A" Legal Description

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Applicable zoning ordinances.

\$52,500.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This Property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns, forever..

IN WITNESS WHEREOF, the said Grantor, by Terry D. West its Executive Vice President, who is authorized to execute this conveyance, has hereto set his signature and seal this the 21 day of February, 2018.

North Alabama Bank



By: Terry D. West
Its: Executive Vice President

STATE OF ALABAMA)

COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry D. West, whose name as Executive Vice President of North Alabama Bank, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said North Alabama Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of February, 2018.

Vickie L. Gandy
Notary Public
My Commission Expires 12-5-2020

20180323000096440 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
03/23/2018 12:35:36 PM FILED/CERT

Shelby County, AL 03/23/2018
State of Alabama
Deed Tax: \$2.50

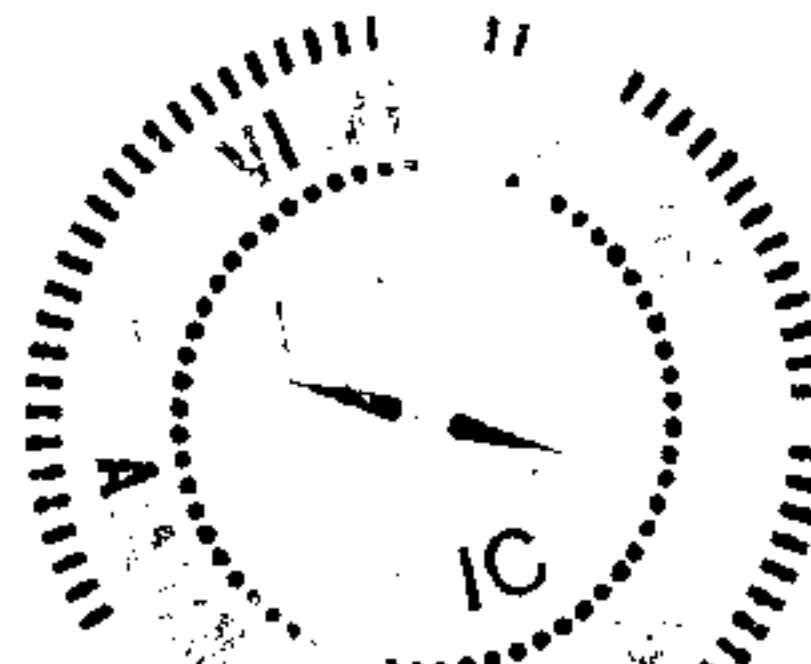


Exhibit "A"

Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet to the point of beginning; thence continue along last described course for a distance of 500.38 feet; thence turn an interior angle to the left of 92 degrees 04 minutes 48 seconds and run in a Northerly direction for a distance of 1115.62 feet; thence turn an interior angle to the left of 109 degrees 15 minutes 47 seconds and run in a Northeasterly direction for a distance of 496.48 feet to a point on the Southwesternmost right of way of County Road 16, said point also a point on a curve to the left, said curve having a radius of 2265.00 feet, a central angle of 01 degrees 18 minutes 10 seconds, an interior chord angle to the left of 114 degrees 11 minutes 38 seconds and a chord length of 51.50 feet; thence run along the arc of said curve and said right of way for a distance of 51.50 feet; thence leaving said curve and said right of way turn an interior angle from chord to the left of 136 degrees 21 minutes 31 seconds and run in a Southerly direction for a distance of 1260.20 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet; thence turn an interior angle to the left of 91 degrees 53 minutes 44 seconds and run in a Northerly direction for a distance of 430.11 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 39.87 feet to the point of beginning; thence turn an interior angle to the right of 179 degrees 21 minutes 51 seconds and run in a Westerly direction for a distance of 150.00 feet; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 149.86 feet; thence turn an interior angle to the left of 90 degrees 01 minutes 49 seconds and run in an Easterly direction for a distance of 150.23 feet; thence turn an interior angle to the left of 89 degrees 52 minutes 54 seconds and run in a Southerly direction for a distance of 149.94 feet to the point of beginning.

Together with a 40-foot easement for the purpose of construction, operation, and maintenance of an access road, water line, electrical and telemetering cable. The easement being 40 feet wide and lying West of and adjacent to the East line of the easement, described as follows: Commence at the Northeast corner Section 19, Township 22 South, Range 2 West, and run in a Southerly direction along the East line of Section 19 for a distance of 1320.75 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence turn an interior angle to the left of 88 degrees 02 minutes 55 seconds and run in a Westerly direction along the South line thereof for a distance of 328.38 feet; thence turn an interior angle to the left of 91 degrees 53 minutes 44 seconds and run in a Northerly direction for a distance of 430.11 feet to the point of beginning of a 40-foot easement; thence continue along the last described course for a distance of 830.09 feet to the Southwesternmost right of way of County Road 16 to the end of said easement.



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Shelby Cnty Judge of Probate: AL
03/23/2018 12:35:36 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 North Alabama Bank
Mailing Address 220 Providence Main St.
Huntsville, AL 35806

Grantee's Name Frank N Flow
Mailing Address Alana M Flow
PO Box 1494
Calera AL 35040

Property Address See Legal Description
on Deed

Date of Sale 2-27-18
Total Purchase Price \$ 55,000.00
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
☒ 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 2-27-18

Print Greg Harrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180323000096440 3/3 \$23.50
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