

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-18-24631

Send Tax Notice To: Sam Phelps
2500 Hebb Road
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Glenn D. Wilkerson, a married man and Barton J. Wilkerson, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sam Phelps**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Joseph A. Wilkerson, having died on October 26, 2017 and Evelyn Wilkerson, having died on March 27, 2012

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of May, 2018.


Glenn D. Wilkerson

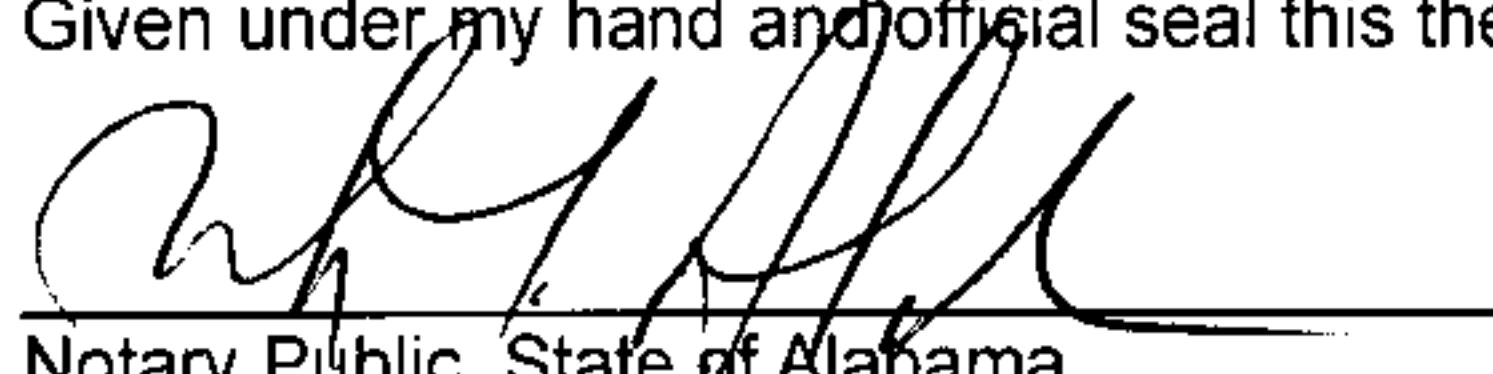

Barton J Wilkerson

State of Alabama

County of Shelby

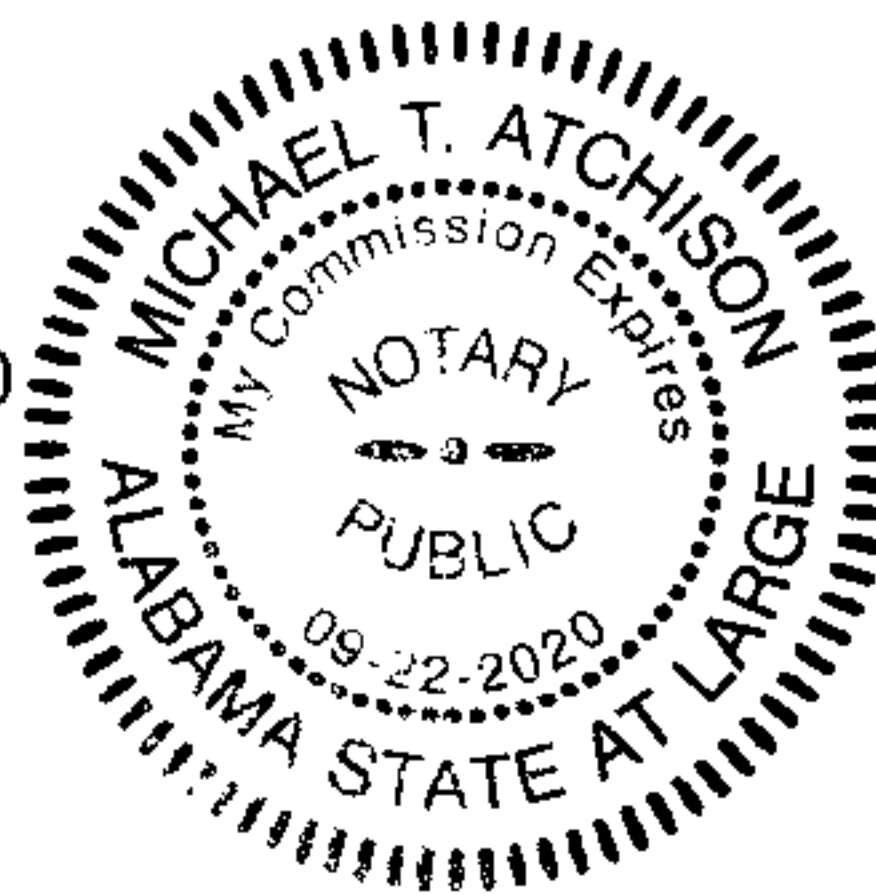
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Glenn D. Wilkerson and Barton J Wilkerson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2018.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20180503000151500 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
05/03/2018 03:28:51 PM FILED/CERT

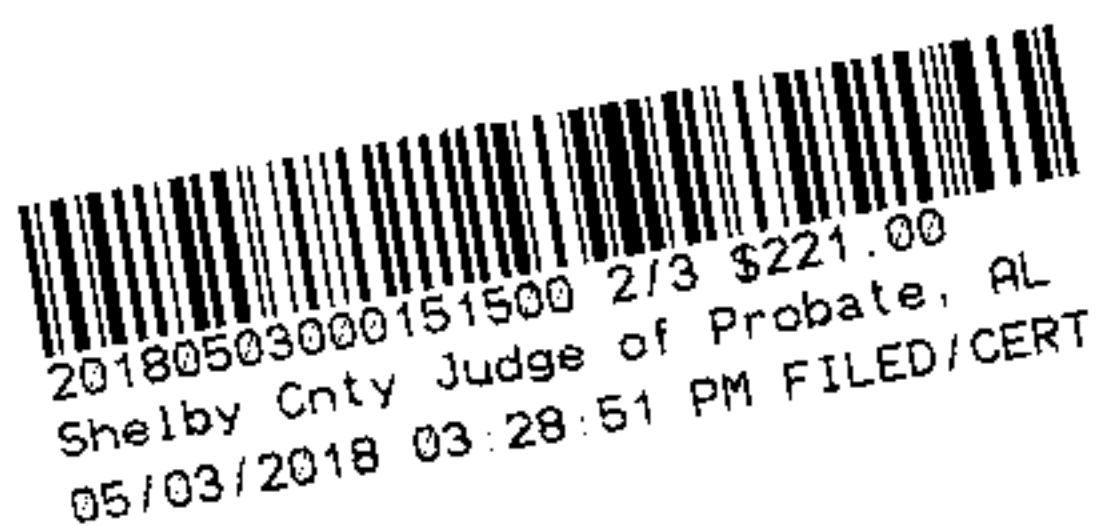
Shelby County: AL 05/03/2018
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 17, Township 21 South, Range 2 East; thence run East along the North line of said Section 17 a distance of 26.00 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.39 feet to Lay Reservoir, Contour Line Elevation 397.00; thence turn an angle of 65 degrees 40 minutes 45 seconds to the right and run along said contour line a distance of 199.27 feet; thence turn an angle of 29 degrees 12 minutes 15 seconds to the right and continue along said contour line a distance of 59.80 feet; thence turn an angle of 85 degrees 07 minutes to the right and run a distance of 145.49 feet; thence turn an angle of 63 degrees 00 minutes 00 seconds to the right and run a distance of 270.69 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 17, Township 21 South, Range 2 East, Shelby County, Alabama.

Easement for Road:

Begin at the Northwest corner of Section 17, Township 21 South, Range 2 East; thence run East along the North line of said Section 17 a distance of 26.00 feet; thence turn an angle of 63 degrees 00 minutes to the right and run a distance of 33.68 feet; thence turn an angle of 117 degrees 00 minutes to the right and run a distance of 556.27 feet to the Southeast right of way of Smith Camp Road; thence turn an angle of 136 degrees 04 minutes 30 seconds to the right and run along said Smith Camp Road a distance of 43.25 feet to the North line of Section 18, Township 21 South, Range 2 East; thence turn an angle of 43 degrees 55 minutes 30 seconds to the right and run along said North line of Section 18 a distance of 483.84 feet to the point of beginning. Situated in Sections 17 and 18, Township 21 South, Range 2 East, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Glenn D. Wilkerson
Barton J Wilkerson
Mailing Address 3152 Bradford Pl
Birmingham AL 35242
Property Address 2500 Hebb Road
Wilsonville, AL 35186

Grantee's Name Sam Phelps
Mailing Address 2500 Hebb Rd
Wilsonville AL 35186
Date of Sale May 01, 2018
Total Purchase Price \$200,000.00
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 of 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 May 02, 2018

Unattested

(verified by)

Print Glenn D. Wilkerson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

