

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Kenneth Collins
615 Dusty Hollow Road
Columbiana, Alabama 35051

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JEFFERSON M. JONES A/K/A JEFF JONES and KATHRYN S. JONES**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **KENNETH COLLINS**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

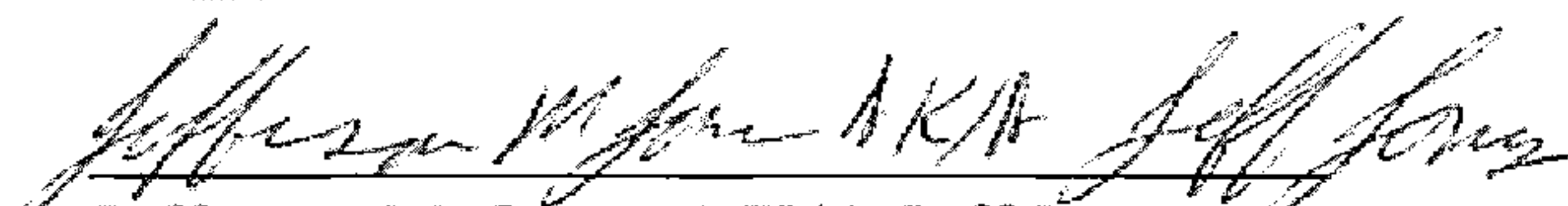
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 13, 2018.

GRANTORS:

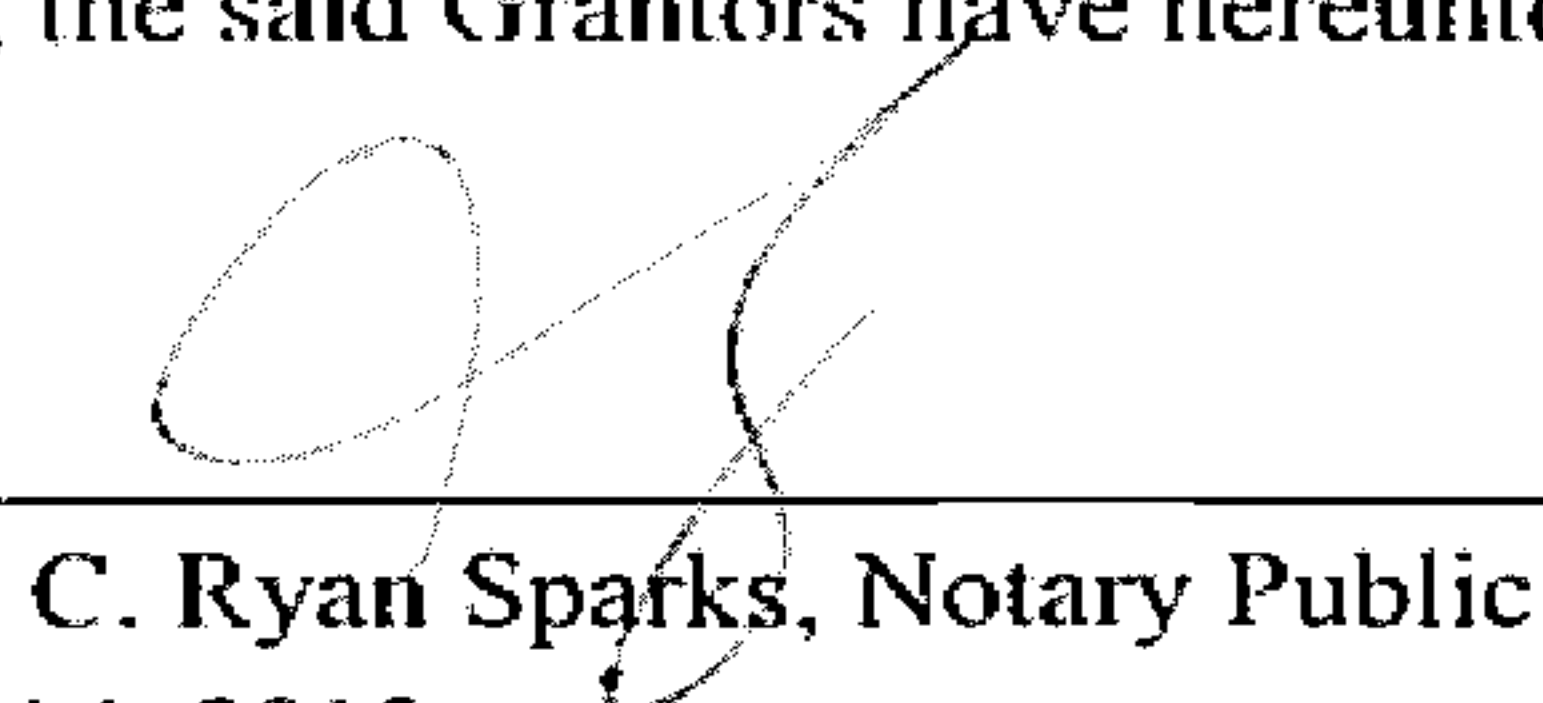

Jefferson M. Jones A/K/A Jeff Jones


Kathryn S. Jones

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jefferson M. Jones A/K/A Jeff Jones and Kathryn S. Jones, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jefferson M. Jones A/K/A Jeff Jones and Kathryn S. Jones each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 13, 2018.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



LEGAL DESCRIPTION**Parcel I**

Commencing at the NW corner of the NW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 West; thence run North 88 degrees 53 minutes 16 seconds East along the North line of said NW 1/4 of the SW 1/4, a distance of 421.05 feet to the point of beginning; thence continue same course, a distance of 696.75 feet; thence run South 27 degrees 54 minutes 15 seconds West, a distance of 975.48 feet; thence run Northwesterly along a curve to the right (having a delta angle of 18 degrees 00 minutes 00 seconds, and a radius of 421.07 feet) a distance of 132.38 feet; thence run North 50 degrees 45 minutes 30 seconds West, a distance of 278.00 feet to the P.C. of a curve to the left, (having a delta angle of 21 degrees 06 minutes 00 seconds and a radius of 272.92 feet); thence run Northwesterly along the arc of said curve, a distance of 100.51 feet; thence run North 17 degrees 33 minutes 35 seconds East, a distance of 585.64 feet to the point of beginning. Said property lying and being all in Section 28, Township 21 South, Range 1 West, Shelby County, Alabama. Also conveyed hereby is a 1/31% interest in that certain private roadway which adjoins the property and which is more particularly described as follows: Description of three 60-foot wide (30-feet on each side of the center line) roads for Dobbin property:

DESCRIPTION 1: Centerline being described as follows: From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the West line of said 1/4 - 1/4 Section for a distance of 741.00 feet to the point of beginning; thence turn an angle to the left of 76 degrees 44 minutes 43 seconds and run in a Southeasterly direction for a distance of 101.08 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 174.46 feet and a central angle of 43 degrees 43 minutes 32 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 133.14 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 245.76 feet and a central angle of 23 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 98.66 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 345.00 feet to a point of a third curve, said third curve being concave in a Southerly direction and having a radius of 235.23 feet and a central angle of 24 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 98.53 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a fourth curve, said fourth curve being concave in a Northerly direction and having a radius of 263.36 feet and a central angle of 21 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 98.83 feet to the end of said curve; thence turn an angle to the left and run in an Easterly direction along a line tangent to the end of said curve for a distance of 301.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 242.92 feet and a central angle of 44 degrees 45 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 189.73 feet to the end of said curve; thence turn an angle to the right and run along a line tangent to the end of said curve in a Southeasterly direction for a distance of 278.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 451.07 feet

and a central angle of 25 degrees 00 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 196.82 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 210.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 181.83 feet and a central angle of 30 degrees 45 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 97.59 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 31.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 171.81 feet and a central angle of 38 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 115.45 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 245.00 feet; thence turn an angle to the right of 83 degrees 30 minutes and run in a Southerly direction for a distance of 42.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 155.03 feet and a central angle of 35 degrees 45 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 96.73 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 680.34 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 166.75 feet and a central angle of 33 degrees 23 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 97.16 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 490.17 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 130.80 feet and a central angle of 18 degrees 36 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 42.46 feet to the end of said curve; thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 50.99 feet to a 50 foot radius point being the center of a curve, said 50-foot radius point or center of circle also being the ending point. The road easement above described also extends 50 feet in all directions from said center of circle of 50 foot radius point.

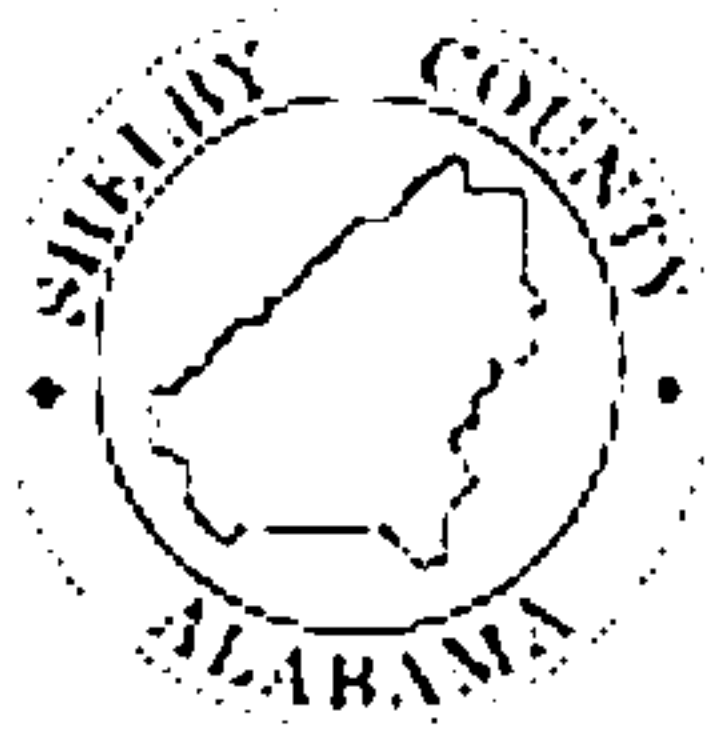
DESCRIPTION 2: Centerline being described as follows: From the Northeast corner of the SE 1/4 of NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the East line of said 1/4- 1/4 Section for a distance of 65.00 feet to the point of beginning; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 71.00 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 175 feet and have a central angle of 23 degrees 10 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 70.76 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 424.13 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 184.99 feet and a central angle of 30 degrees 15 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 97.67 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 415.00 feet to a point of a third curve, said third curve being concave in an Easterly direction and having a radius of 241.84 feet and having a central angle of 32 degrees 17 minute 08 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 136.27 feet to the end of said curve; thence turn an angle to the left and

run in a Southerly direction along the line tangent to the end of said curve for a distance of 95.62 feet to a point of a fourth curve, said fourth curve being concave in a Northeasterly direction and having a radius of 191.57 feet and a central angle of 34 degrees 46 minutes 52 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 116.29 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 183.69 feet to a point of a fifth curve, said fifth curve being concave in a Southwesterly direction and having a radius of 378.09 feet and a central angle of 15 degrees 04 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 99.42 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 131.00 feet to a point of the sixth curve, said sixth curve being concave in a Northeasterly direction and having a radius of 262.32 feet and a central angle of 21 degrees 35 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 98.81 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 608.00 feet to the point of ending.

DESCRIPTION 3: Centerline being described as follows: Beginning at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the East line of said 1/4 -1/4 Section for a distance of 65.00 feet thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 106.87 feet, thence turn an angle to the left of 23 degrees 10 minutes and run in a Southwesterly direction for a distance of 378.68 feet to the point of beginning; thence turn an angle to the right of 73 degrees 45 minutes and run in a Northwesterly direction for a distance of 472.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 418.30 feet and a central angle of 19 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 138.71 feet; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 132 feet, more or less, to an intersection with the South right of way line of Alabama Highway #70, being the point of ending.

Parcels II & III

Commencing at the NW corner of the NW ¼ of the SW ¼ of Section 28, Township 21 South, Range 1 West, for the point of beginning; thence run North 88°53'16" East along the North line of said NW ¼ of the SW ¼, a distance of 421.05 feet; thence run South 17°33'35" West a distance of 585.64 feet; thence run Northwesterly along the arc of a curve to the left (having a Delta Angle of 23°39'00" and a radius of 272.92 feet) a distance of 112.65 feet; thence run south 84°29'31" West a distance of 84.98 feet; to the P.C. of a curve to the right (having a delta angle of 48°00'00" and a radius of 25.00 feet) thence run Northwesterly along the arc of said curve a distance of 20.94 feet; thence run North 47°30'30" West a distance of 440.51 feet; thence run North 50°41'25" East a distance of 382.03 feet to the point of beginning; said property lying and being in Section 28 and 29, Township 21 South, Range 1 West, Shelby County, Alabama. Also conveyed hereby is a 1/31% interest in that certain private roadway which adjoins the property described in Deed Book 325, Page 731 in Probate Office. All being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/15/2018 11:05:02 AM
\$43.50 JESSICA
20180615000212390

20180615000212390 06/15/2018 11:05:02 AM DEEDS 6/6

Real Estate Sales Validation Form

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

Grantor's Name Jefferson M. Jones
Mailing Address Kathryn S. Jones
615 Dusty Hollow Road
Columbiana, AL 35051

Grantee's Name Kenneth Collins
Mailing Address 615 Dusty Hollow Road
Columbiana, AL 35051

Property Address 615 Dusty Hollow Road
Columbiana, Alabama 35051

Date of Sale 6/13/18
Total Purchase Price \$ 250,000.00
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 6/13/18

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1