

20180622000223530  
06/22/2018 02:29:20 PM  
CORDEED 1/4

20180613000208340  
06/13/2018 08:10:09 AM  
DEEDS 1/3

This deed is being corrected and re-recorded to add Parcel II to the legal description, which was previously omitted.

THIS INSTRUMENT PREPARED BY: Alan C. Keith Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Century Revitalization Group, LLC 429 Greensprings Hwy. #161-371 Birmingham, Alabama 35209
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STATE OF ALABAMA            )  
  )           GENERAL WARRANTY DEED  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Four Thousand, Eight Hundred Seventeen and NO/100 (\$104,817.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Jack Stone and wife, Edna Stone**(herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Century Revitalization Group, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

**Parcel I**

Commence at the Southeast corner of the SE ¼ of NW ¼ , Section 28, Township 20 South, Range 1 East and run West along the South boundary line of said quarter-quarter section a distance of 120 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210.0 feet to the Southwest corner of property presently owned by grantees, which is the point of beginning of the parcel herein described; thence continue North along the same course and along the West line of said parcel presently owned by the grantees a distance of 210 feet to the Northwest corner of said parcel presently owned by the grantees; thence turn an angle of 90 degrees, 00 minutes to the left and run 76 feet, more or less, to the East line of the Cecil McBride property; thence turn an angle of 90 degrees 00 minutes to the left and run South along the East line of said Cecil McBride property a distance of 210 feet to the Northwest corner of a parcel conveyed simultaneously herewith to James A. Weatherspoon and wife, Peggy Weatherspoon; thence turn an angle of 90 degrees 00 minutes to the left and run East along the North line of said Weatherspoon property a distance of 76 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

See Parcel II Attached

Property Address: 41 County Road 109, Wilsonville, AL 35186

\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded 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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

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20180613000208340 06/13/2018 08:10:09 AM DEEDS 2/3

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this June 6, 2018

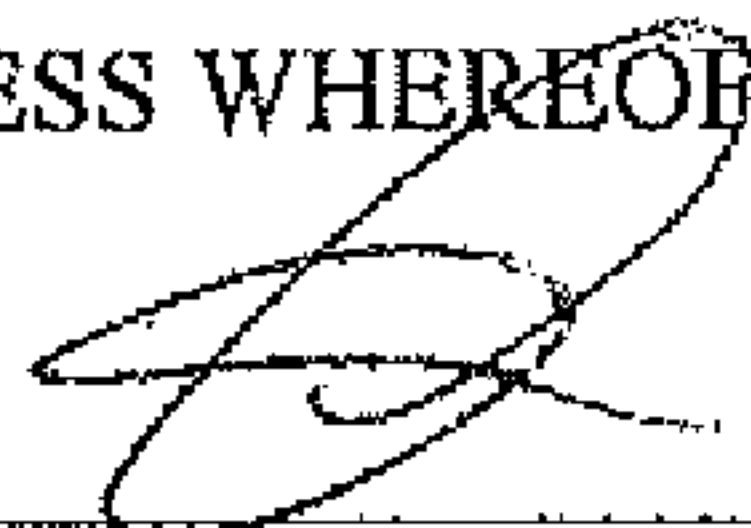
  
\_\_\_\_\_  
Jack Stone

  
\_\_\_\_\_  
Edna Stone

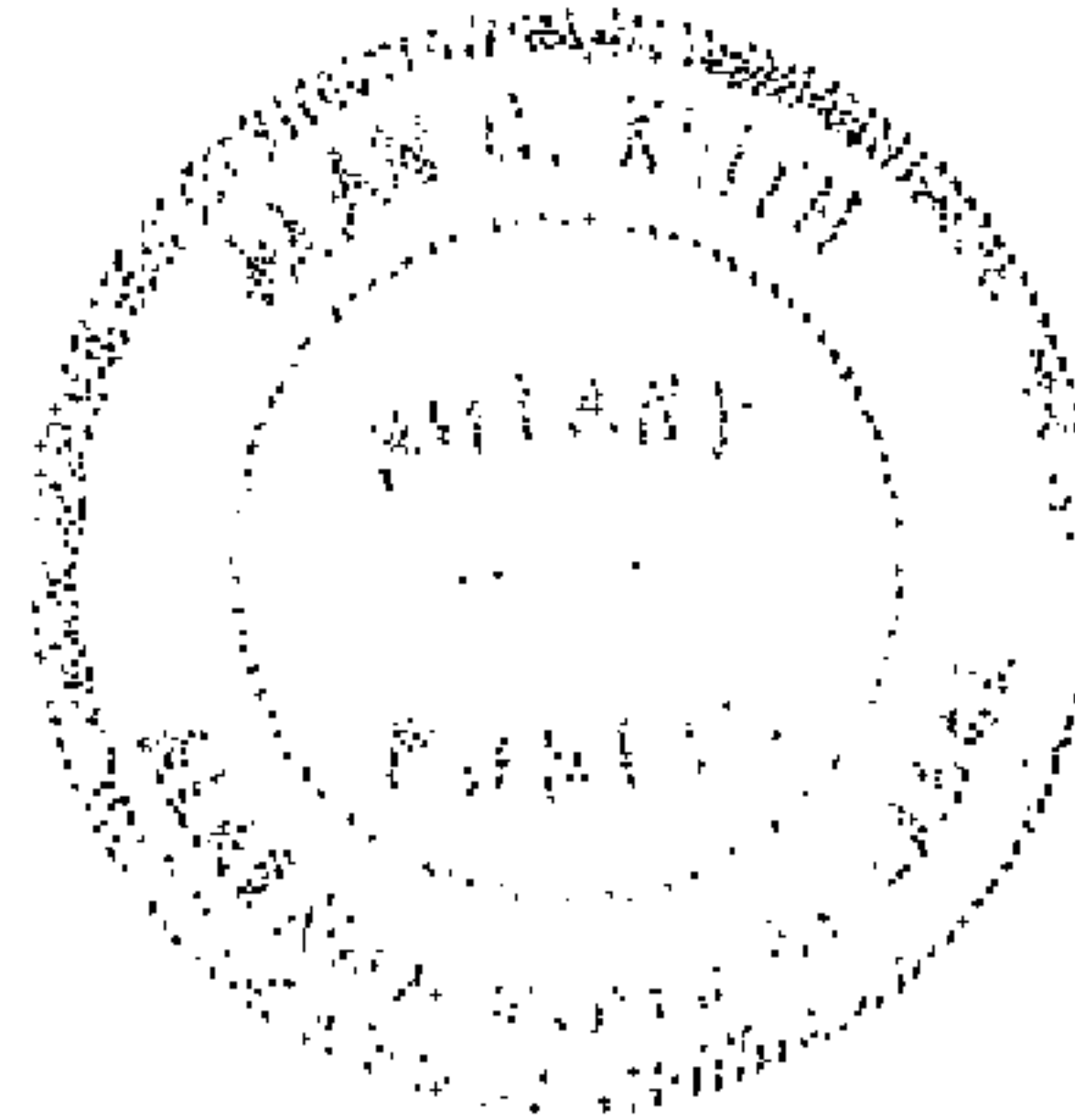
STATE OF ALABAMA            )  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jack Stone** and **Edna Stone** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the date set out.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this June 6, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC:

My Commission Expires: March 14, 2020



Real Estate Sales Validation Form

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

Grantor's Name Jack Stone & Edna Stone
Mailing Address 303 Fox Lane
Columblana, AL 35051

Grantee's Name Century Revitalization Group, LLC
Mailing Address 429 Greensprings Highway
#161-371
Birmingham, AL 35209

Property Address 41 County Road 109
Wilsonville, AL 35186

Date of Sale 06/06/2018
Total Purchase Price \$ 104817.00
or
Actual Value \$
Assessor's Market Value \$

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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 6/12/18

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 08:10:09 AM
\$126.00 CHERRY
20180613000208340

Handwritten signature

Form RT-1

PARCEL II:

Commence at the SE corner of the SE ¼ of NW ¼, Section 28, Township 20 South, Range 1 East and run West along the South boundary line of said quarter-quarter section a distance of 120 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210.0 feet to the point of beginning; thence turn an angle of 90 degrees to the right and run a distance of 238.66 feet to a point on the West 40 foot right of way line of County Highway No. 109; thence turn an angle of 85 degrees 11 minutes to the left and run along said West 40 foot right of way line a distance of 149.5 feet to a point; thence continue along said West 40 foot right of way line along a curve to the left and having a radius of 2824.79 feet a distance of 61.01 feet to a point; thence run West and parallel to the South boundary line of said lot a distance of 254.57 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 210 feet to the point of beginning.

Said parcel of land is lying in the SW ¼ of NE ¼ and SE ¼ of NW ¼, Section 28, Township 20 South, Range 1 East.

All being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/22/2018 02:29:20 PM  
\$25.00 CHERRY  
20180622000223530

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.