

This Instrument was Prepared by:

Send Tax Notice To: Edwin B. Lumpkin, Jr.

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

100 mtr Parkway
Pelham, AL 35124

File No.: S-18-24825

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Gayle R. Stamps, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.**, (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.

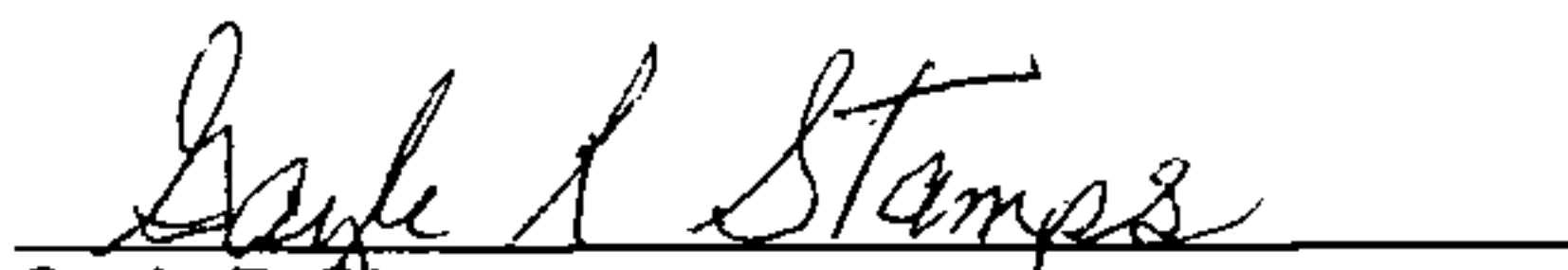
Gayle R. Stamps is the surviving grantee in Inst. No. 2010122900043863, Probate Office Shelby County, Alabama; the other grantee Kenneth E. Stamps is deceased having died on 3 Mch 18.

\$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 24th day of July, 2018.

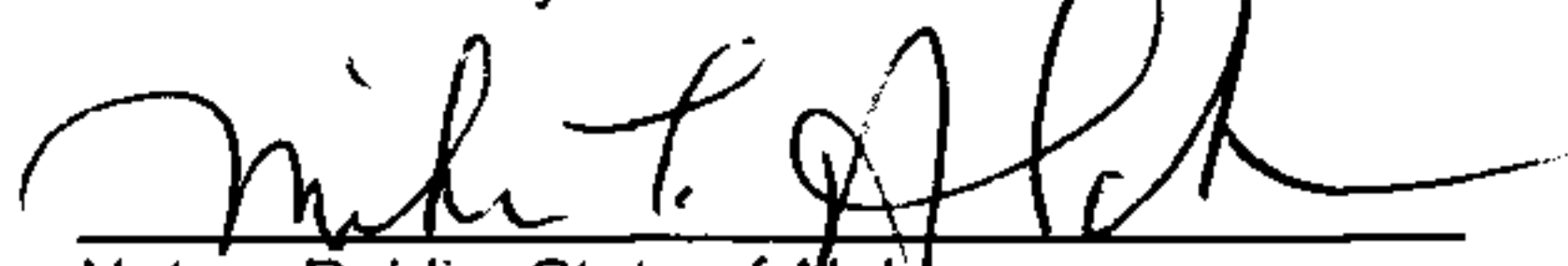

Gayle R. Stamps

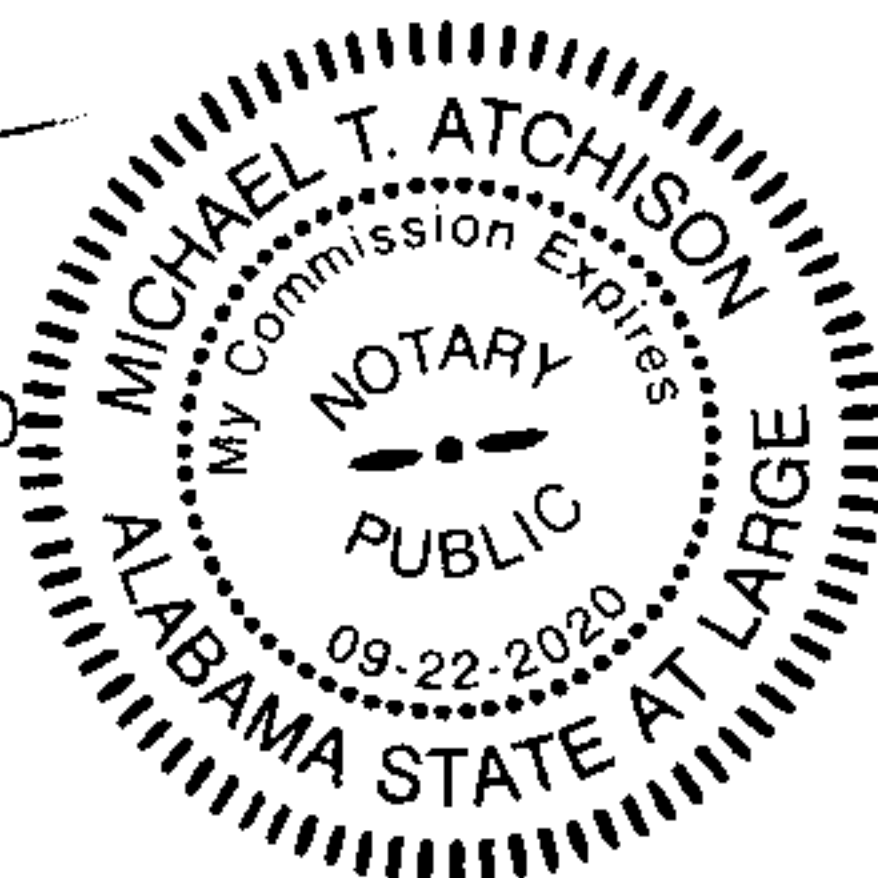
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Gayle R. Stamps, 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 24th day of July, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20180730000270790 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
07/30/2018 01:21:01 PM FILED/CERT

Shelby County, AL 07/30/2018
State of Alabama
Deed Tax \$65.00


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW ¼ of SE ¼, Section 20, Township 21 South, Range 2 West, more particularly described as follows: Commence at a point where the East right of way line of U.S. Highway No. 31 intersects the North boundary of said Quarter-Quarter Section and run thence Easterly along the North boundary of said Quarter-Quarter Section 203 feet; thence turn an angle of 90 degrees right and run Southerly 182 feet; thence turn an angle of 90 degrees right and run Westerly 135 feet to a point on the East right of way of U.S. Highway No. 31; thence Northerly along said Highway right of way 243 feet, more or less, to the point of beginning.

LESS AND EXCEPT that portion conveyed to Kevin Stamps by deed recorded in Instrument #20040816000459320, in Probate Office, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 89 degrees 38 minutes 32 seconds West along the North line of said Quarter-Quarter a distance of 1,149.46 feet to a found open top pipe and the point of beginning of the property, Parcel 1, being described; thence run South 07 degrees 56 minutes 52 seconds East a distance of 88.00 feet to a set rebar corner; thence run South 87 degrees 34 minutes 32 seconds West a distance of 169.17 feet to a set rebar corner on the East margin of Highway No. 31; thence run North 27 degrees 11 minutes 37 seconds West along said margin of said Highway a distance of 104.39 feet to a set rebar corner on the same said Quarter-Quarter line; thence run North 89 degrees 38 minutes 32 seconds East along said Quarter-Quarter line a distance of 204.65.

Situated in Shelby County, Alabama.


20180730000270790 2/3 \$86.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Gayle R. Stamps (subject to the following requirements)

Mailing Address 8880 Azalea Dr
Leeds AL 35094

Property Address 1965 Hwy 31
Calera, AL 35040

Grantee's Name Edwin B. Lumpkin, Jr.

Mailing Address 100 Metro Parkway
Pelham, AL 35124

Date of Sale July 24, 2018
Total Purchase Price \$65,000.00

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 ☐ 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 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 July 24, 2018

Print Gayle R. Stamps (subject to the following requirements)

Sign Gayle R. Stamps
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20180730000270790 3/3 \$86.00
Shelby Cnty Judge of Probate AL
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Form RT-1