

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 Metro Parkway
Pellham, AL 35124

File No.: S-18-24822

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, **Dorothy A. Jackson, a married woman and Ramona F. Glass, a married 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.

No part of the homestead of the Grantors herein or their spouses.

\$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 26th day of July, 2018.

Dorothy A. Jackson
Dorothy A. Jackson

Ramona F. Glass
Ramona F. Glass

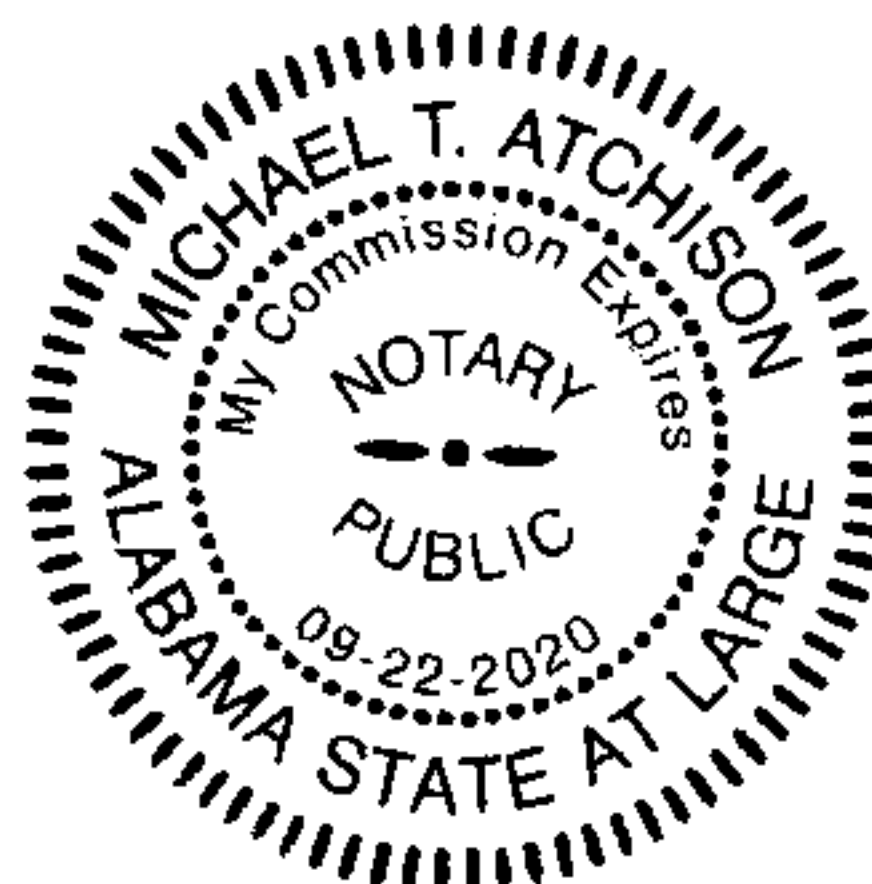
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Dorothy A. Jackson and Ramona F. Glass, 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.

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




20180730000270810 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
07/30/2018 01:21:03 PM FILED/CERT

Shelby County, AL 07/30/2018
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the S 1/2 of NW 1/4, Section 29, Township 21 South, Range 2 West, more particularly described as follows:
Commence at a point on the West boundary of said 80 acres, which said point is 168.83 feet South of the NW corner of said 80 acres, which said point is marked by an iron pin; thence easterly to a point on the East boundary of SW 1/4 of NW 1/4, 168.19 feet South of the NE corner of said quarter-quarter section; thence continue easterly to a point on the East boundary of SE 1/4 of NW 1/4 which said point is 167.60 feet South of the NE corner of said quarter-quarter section, which said point is marked by an iron pin, and which said line is the northern boundary of the land herein described and conveyed, and constitutes the South boundary of the land conveyed to William W. Crim; thence southerly along the East boundary of said SE 1/4 of NW 1/4, 251.40 feet to a point which is marked by an iron pipe; thence westerly to a point on the West boundary of said SE 1/4 of NW 1/4, which said point is 420.47 feet South of the NW corner of said SE 1/4 of NW 1/4; thence continue westerly to a point on the West boundary of said SW 1/4 of NW 1/4, which said point is 253.25 feet South of the point of beginning of the land herein described; thence northerly along the West boundary of said quarter-quarter section 253.25 feet to point of beginning.

Situated in Shelby County, Alabama.


20180730000270810 2/3 \$221.00
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 Dorothy A. Jackson
Ramona F. Glass
Mailing Address 1180 Highway 87 .
Calera, 35040 35040
Property Address 1180 Highway 87 .
Calera, AL 35040

Grantee's Name Edwin B. Lumpkin, Jr.
Mailing Address 100 Metro Parkway
Pelham, AL 35124
Date of Sale July 26, 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 Dorothy A. Jackson

Unattested

Sign Ramona F. Glass

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20180730000270810 3/3 \$221.00
Shelby Cnty Judge of Probate, AL
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Form RT-1