

A MORTGAGE ENCUMBERING THE PROPERTY IN THE PRINCIPAL AMOUNT OF \$415,860.00 IS BEING FILED CONTEMPORANEOUSLY HERewith. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$623.79.

Send Tax Notice to:

Vandiver & Mueller, LLC
Attn: Kelly Vandiver
2001 Oak Mountain Drive
Pelham, AL 35124

**This instrument prepared by, and
record and return to:**

Matthew D. Evans
Marks & Associates, P.C.
400 Century Park South, Suite 100
Birmingham, AL 35226
(205) 251-8302

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **SOUTHERN POWER, INC.**, an Alabama corporation ("**Southern Power**") and **JOE D. RESTER**, an unmarried man of the State of Alabama ("**Rester**") (Southern Power and Rester hereinafter each a "**Grantor**" and collectively the "**Grantors**"), for the sum of Four Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions hereinafter set forth, GRANT, BARGAIN, SELL, AND CONVEY unto **VANDIVER & MUELLER, LLC**, an Alabama limited liability company (the "**Grantee**"), all of such Grantor's right, title, and interest in the following described property situated, lying and being in the County of Shelby, State of Alabama, together with all rights, tenements, hereditaments, buildings, and appurtenances thereon or thereto belonging or in any way appertaining and being more particularly described as set forth on Exhibit A attached hereto (the "**Property**"). **EACH GRANTOR REPRESENTS THAT THE PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF SUCH GRANTOR.**

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 506 and Deed Book 112, Page 258.

TO HAVE AND TO HOLD to Grantee, and its successors and assigns forever in fee simple. Each Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that each Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that each Grantor has the right to sell and convey the same as aforesaid; and that the each Grantor, for itself and its successors and assigns, shall warrant and defend the same to the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under such Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantors.

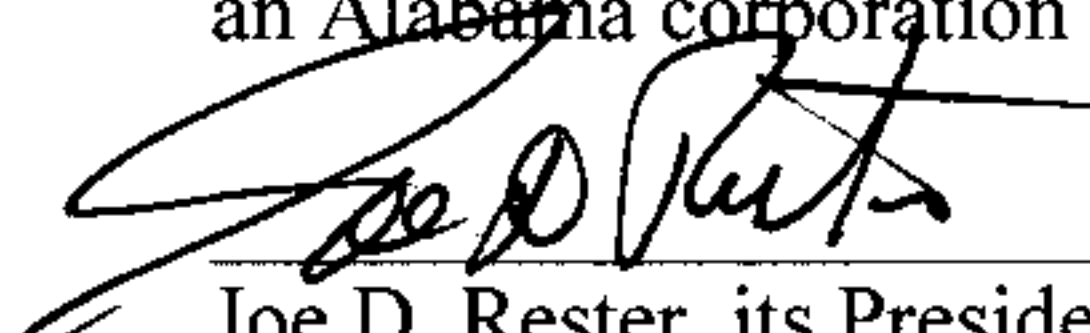

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Shelby Cnty Judge of Probate, AL
08/21/2018 08:41:09 AM FILED/CERT

Shelby County, AL 08/21/2018
State of Alabama
Deed Tax: \$59.50

IN WITNESS WHEREOF, each Grantor has executed this conveyance to be effective as of August 17, 2018.

GRANTORS:

SOUTHERN POWER, INC.,
an Alabama corporation


Joe D. Rester, its President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Joe D. Rester, whose name as the President of Southern Power, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

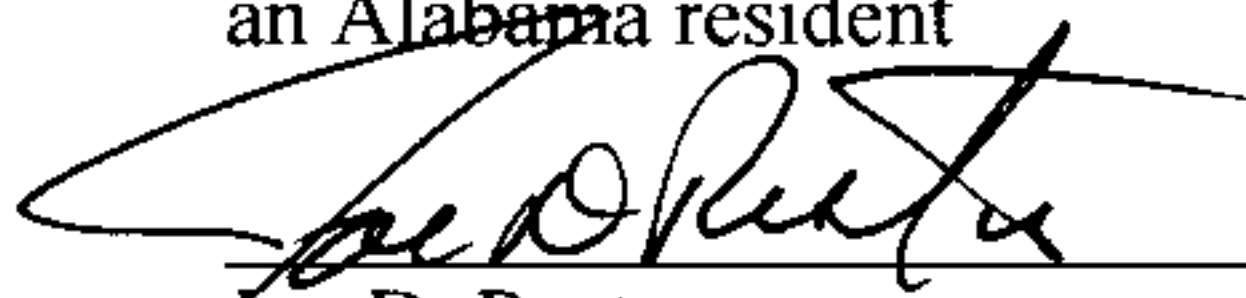
GIVEN under my hand and seal this the 17th day of August 2018.


Notary Public
My Commission Expires



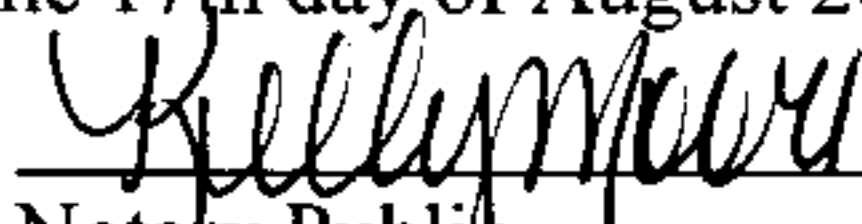

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JOE D. RESTER,
an Alabama resident


Joe D. Rester

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joe D. Rester, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 17th day of August 2018.


Notary Public
My Commission Expires:

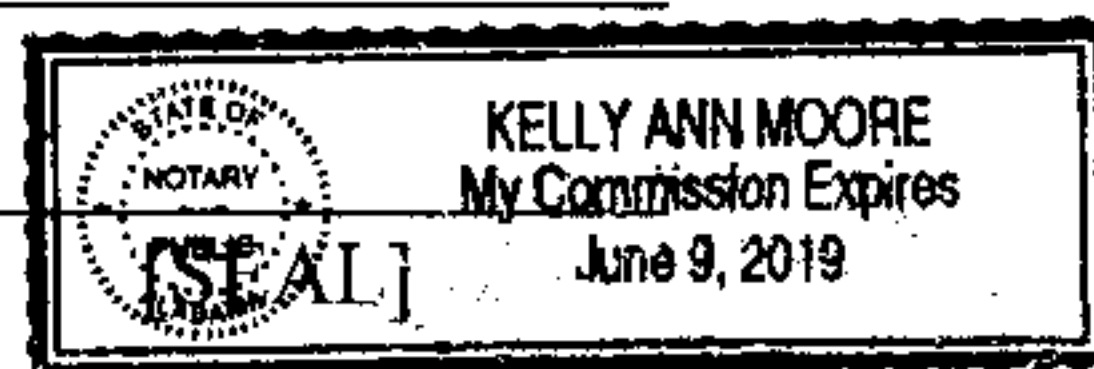


EXHIBIT A

Legal Description of Property

A parcel of land located in the Northwest 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4 thence in a Southerly direction along the East line of said 1/4 a distance of 446.20 feet to the Southeast right of way line of Oak Mountain State Park Road; thence 53 degrees, 05 Minutes right, in a Southwesterly direction along said right of way, a distance of 1432.0 feet, thence 90 degrees left, in a Southeasterly direction a distance of 193.71 feet, thence 5 degrees, 02 Minutes, 30 seconds right in a Southeasterly direction a distance of 60.0 feet to the Southeasterly right of way line of Office Park Drive, thence 90 degrees, right in a Southwesterly direction, along said right of way, a distance of 75.08 feet to the beginning of a curve to the left, said curve having a radius of 1009.94 feet and a central angle of 8 degrees, 15 Minutes, thence along arc of said curve a distance of 145.42 feet to the end of said curve, thence continue along said right of way, in a Southwesterly direction, a distance of 86.86 feet to the beginning of a curve to the right, said curve having a radius of 639.57 feet and a central angle of 20 degrees, 27 Minutes, 30 seconds, thence along arc of said curve in a Southwesterly direction, a distance of 123.35 feet to the point of beginning, thence continue along arc of said curve a distance of 105.02 feet to end of said curve and the beginning of a curve to the left said curve having a radius of 128.40 feet and a central angle of 43 degrees, 13 minutes, 30 seconds, thence along arc of said curve in a Southwesterly direction, a distance of 96.86 feet to end of said curve, thence continue in a Southwesterly direction a distance of 126.74 feet, thence 55 degrees left, in a Southeasterly direction a distance of 117.0 feet, thence 33 degrees, 03 Minutes left, in a Southeasterly direction, a distance of 185.63 feet, thence 64 degrees, 06 minutes left in a Northeasterly direction, a distance of 52.31 feet, thence 60 degrees, 15 Minutes 30 seconds left, in a Northeasterly direction, of 383.68 feet to the point of beginning.

Lying and being situated in Shelby County, Alabama.


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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 Name: Southern Power, Inc., and Joe D. Rester	Grantee's Name: Vandiver & Mueller, LLC
Mailing Address: 68221 Diamond Head Drive, E Diamond Head, MS 39525	Mailing Address: 2041 Oak Mountain Drive Pelham, Alabama 35124
Property Address: 2001 Oak Mountain Drive Pelham, Alabama 35124	Date of Sale: August 17, 2018
	Total Purchase Price: \$475,000.00 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 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: August 17, 2018

Print: Vandiver & Mueller, LLC (Grantee)

☒ Unattested _____
(verified by)

By: Kelly Vandiver
Kelly Vandiver, its Manager



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