

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: CMH HOMES, INC.

5000 Clayton Rd
Maryville Tenn 37802
Attn David Brooks

File No.: MV-18-24876

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Hundred Fifteen Thousand Dollars and No Cents (\$815,000.00)**, 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, **Larry R. McMullins**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CMH HOMES, INC.**, (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 Grantor herein.

\$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 20th day of September, 2018.

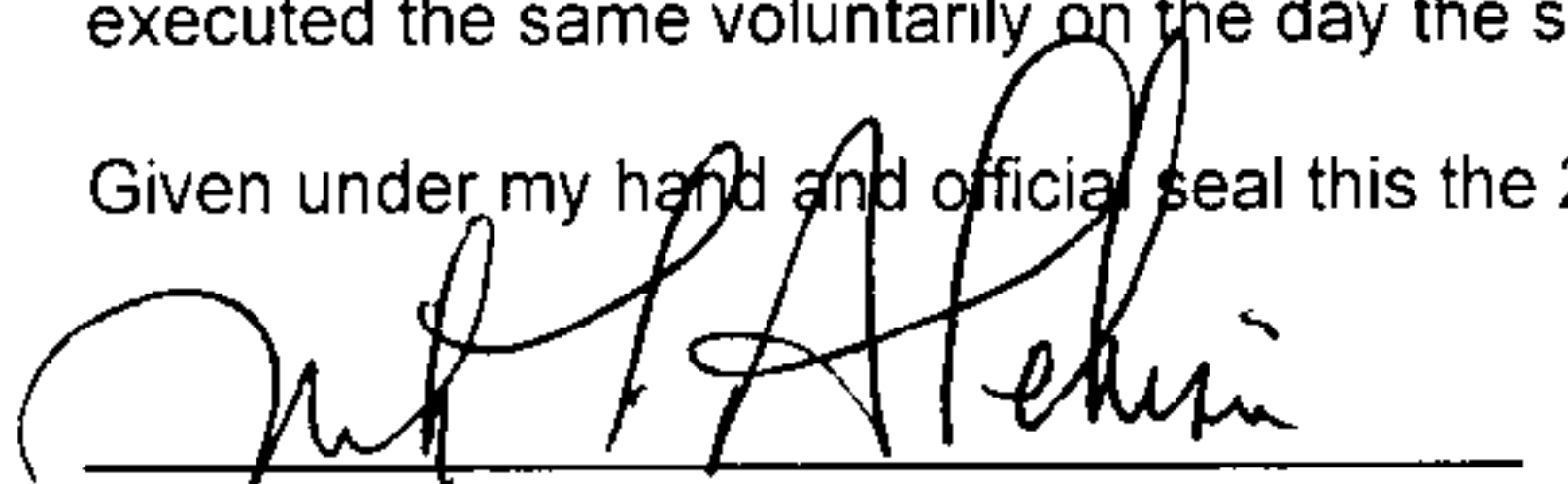

Larry R. McMullins

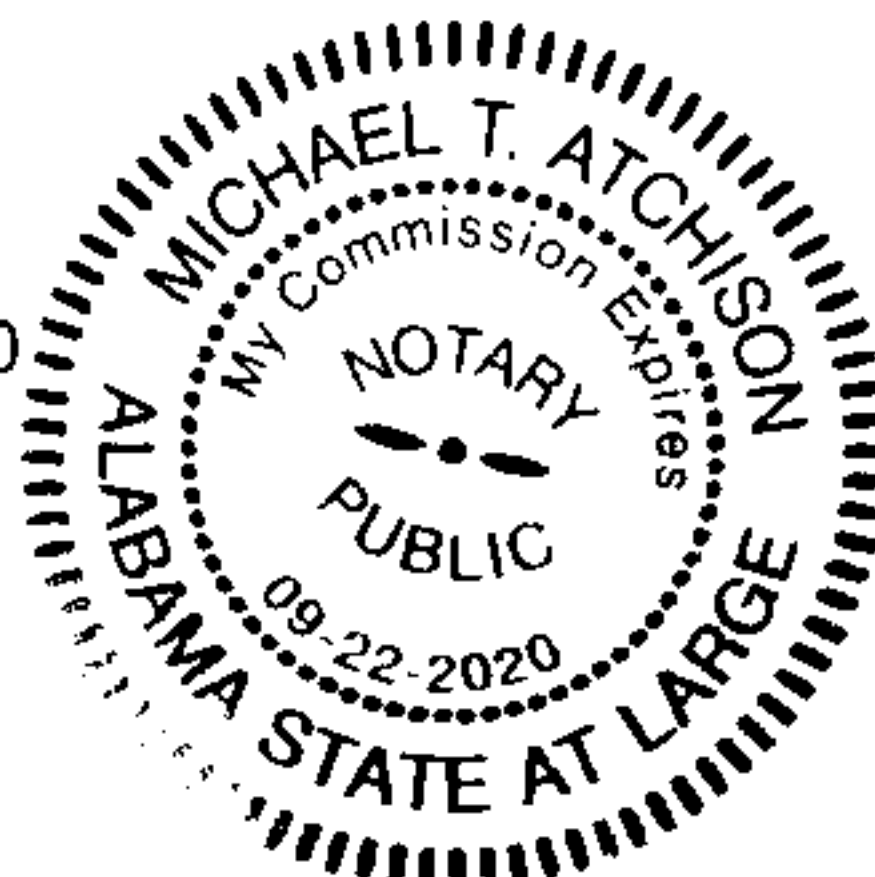
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Larry R. McMullins, 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 20th day of September, 2018.


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




20180926000343050 1/3 \$836.00
Shelby Cnty Judge of Probate: AL
09/26/2018 10:23:38 AM FILED/CERT

Shelby County, AL 09/26/2018
State of Alabama
Deed Tax: \$815.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West and the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of said Section 24 and run North 89 degrees 58 minutes 12 seconds East along the North line of said 1/4-1/4 a distance of 92.07 feet to a point on the West right of way line of L & N Railroad; thence run North 1 degree 57 minutes 52 seconds West along said West right of way line to a point in the center of Buck Creek; thence along said center of Buck Creek the following nine courses; South 58 degrees 14 minutes 36 West, 61.05 feet; South 82 degrees 30 minutes 52 seconds West, 36.43 feet; North 80 degrees 22 minutes 11 seconds West 71.33 feet; North 70 degrees 14 minutes 39 seconds West, 71.34 feet; North 69 degrees 13 minutes 10 seconds West 71.67 feet; South 85 degrees 11 minutes 01 second West, 49.04 feet; South 58 degrees 53 minutes 51 seconds West, 63.75 feet, South 46 degrees 53 minutes 26 seconds West, 88.57 feet; South 29 degrees 39 minutes 16 seconds West 149.0 feet, more or less, to a point on the South line of said Southeast 1/4 of the Northeast 1/4 of said Section 23; thence run in an Easterly direction along said 1/4-1/4 line a distance of 449.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 and run North 89 degrees 58 minutes 12 seconds East along the South line of said 1/4-1/4 a distance of 192.13 feet to the point of beginning and being on the easterly right of way line of L & N Railroad; thence continue along the last described course a distance of 408.94 feet to a point on the westerly right of way line of U.S. Highway No. 31 (based on 200 foot right of way); thence run North 8 degrees 28 minutes 37 seconds East along said westerly right of way line a distance of 819.35 feet to a point in the center of Peavine Creek; thence along said center of Peavine Creek the following seven courses: South 76 degrees 18 minutes 16 seconds West, 60.20 feet; South 51 degrees 58 minutes 60 seconds West, 77.00 feet; South 71 degrees 23 minutes 25 seconds West 85.00 feet; South 89 degrees 13 minutes 19 seconds West, 105.00 feet; North 83 degrees 16 minutes 01 seconds West, 122.00 feet; South 79 degrees 54 minutes 28 seconds West, 70.00 feet; North 60 degrees 38 minutes 40 seconds West, 69.88 feet to a point on said easterly right of way line of L & N Railroad; thence run South 1 degree 57 minutes 52 seconds East along said right of way line a distance of 757.12 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT from the above described parcels of land a tract of land conveyed to Alabama power Company as recorded in Deed Book 279, Page 584 in the Office of the Judge of Probate and being more particularly described as follows: Commence at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run thence North 1 degree 39 minutes 51 seconds West along the West line of said 1/4-1/4 a distance of 97.45 feet to a point; thence run South 88 degrees 43 minutes 05 seconds East a distance of 301.76 feet to the point of beginning; thence continue along last described course a distance of 65.00 feet to a point; thence run North 6 degrees 16 minutes 54 seconds East a distance of 165.24 feet to a point; thence run North 83 degrees 02 minutes 15 seconds West a distance of 149.86 feet to a point; thence run South 1 degree 53 minutes 25 seconds East a distance of 149.57 feet to a point; thence run South 62 degrees 36 minutes 56 seconds East a distance of 68.42 feet to the point of beginning; being situated in Shelby County, Alabama.


20180926000343050 2/3 \$836.00
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Larry R. McMullins
Mailing Address _____

Grantee's Name CMH HOMES, INC.
Mailing Address _____

145 PANARAMA POINT
SHILBY, ALA. 35143

5000 Clayton Rd
Maryville, Tenn 37802

Property Address 3240 - 3260 Pelham Parkway
Pelham, AL 35124

Date of Sale September 20, 2018
Total Purchase Price \$815,000.00



20180926000343050 3/3 \$836.00
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:38 AM FILED/CERT

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).

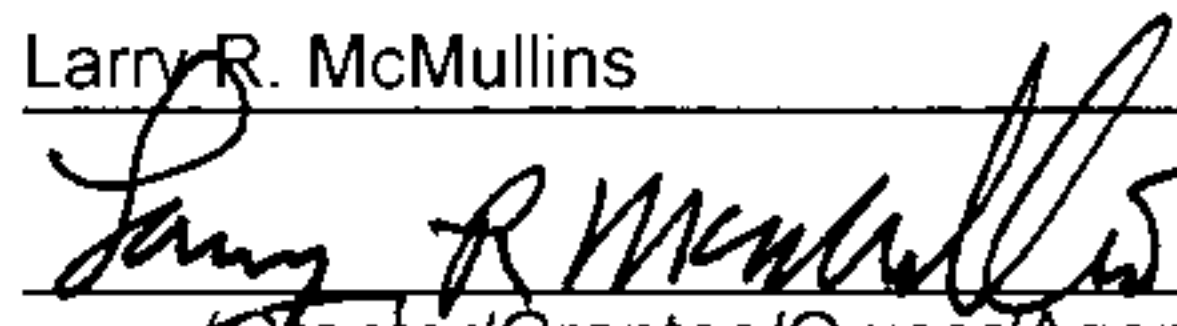
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 20, 2018

Print Larry R. McMullins

Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one