

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Benjamin & Heather Stewart
3470 Indian Lake Lane
Pelham, AL 35124

20181001000349840

10/01/2018 03:05:51 PM

DEEDS 1/4

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, J Wright Building Company, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Benjamin Ross Stewart and Heather N Stewart, a married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 11-7-36-2-001-002.000

Property Address: 3470 Indian Lake Lane, Pelham, AL 35124

Subject to:

- (1) Taxes or assessments for the year 2018 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$453,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right

to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of J Wright Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

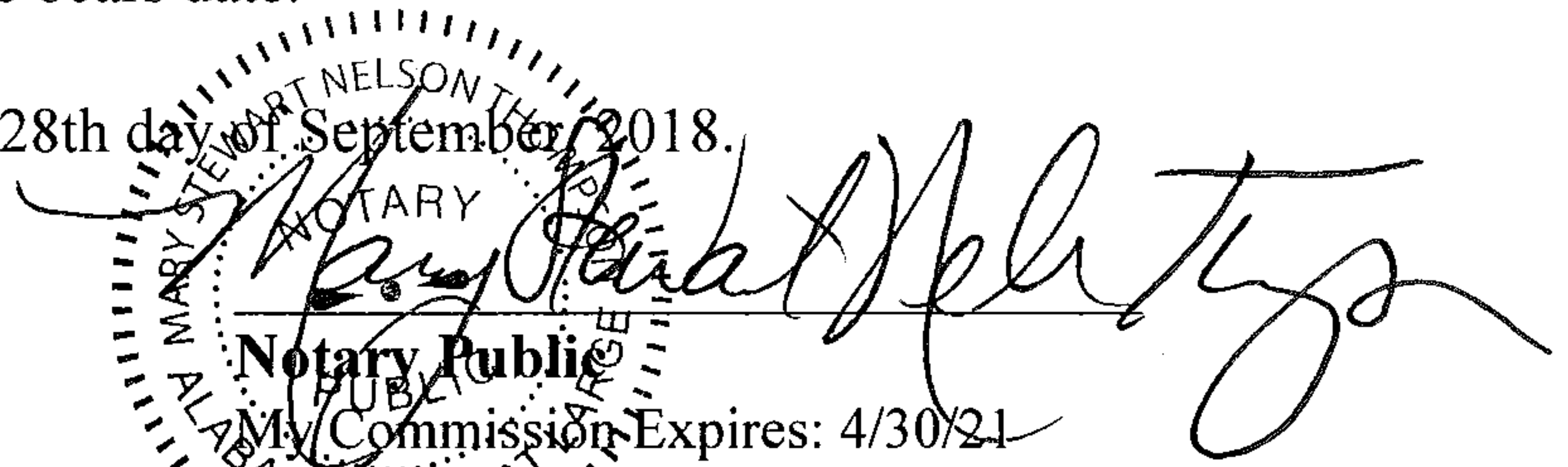
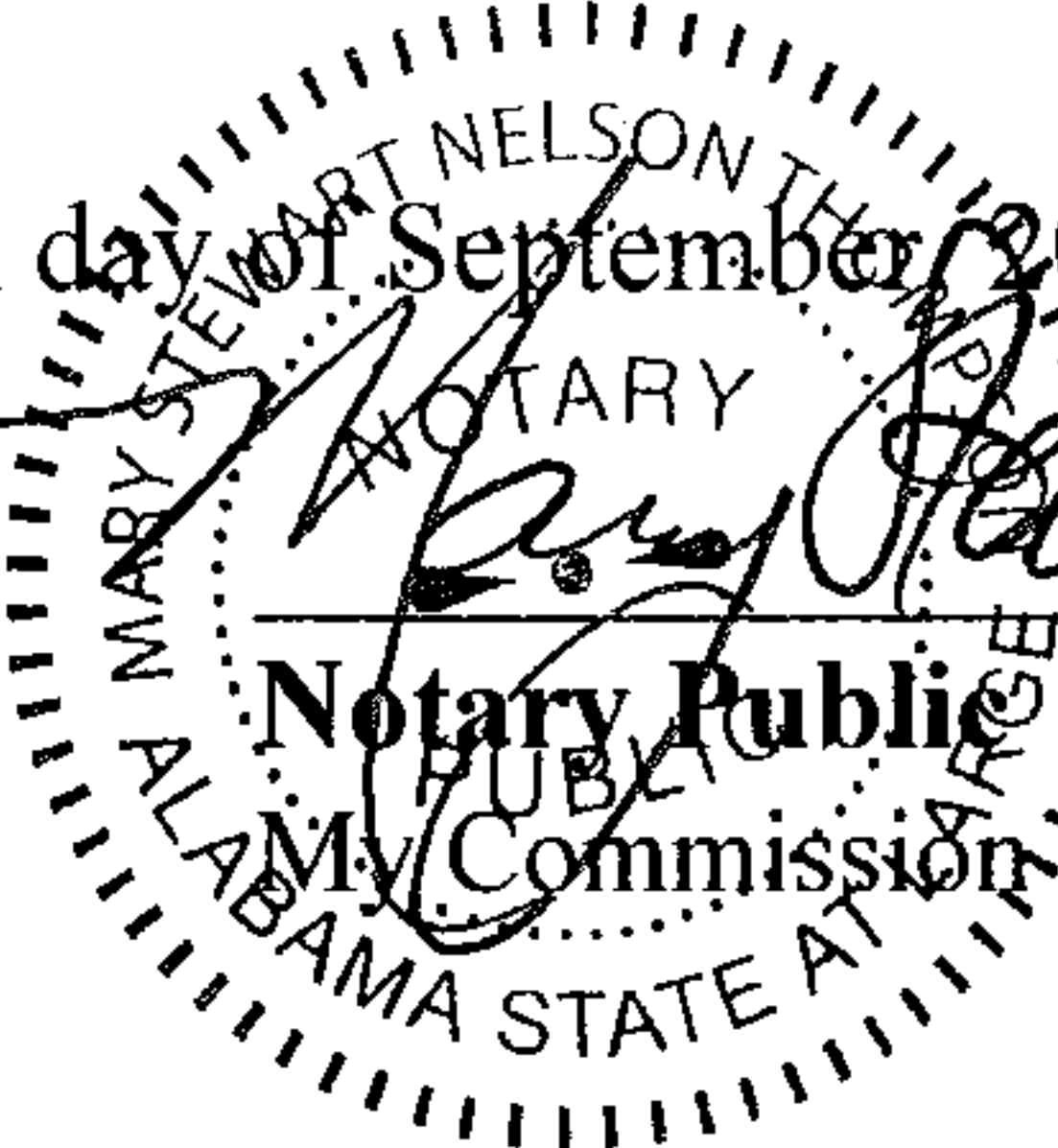
In Witness Whereof, I have hereunto set my hand and seal this 28th day of September, 2018.


J Wright Building Company, Inc.
By: Jeremy Wright
Title: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeremy Wright, who serves as the President and is acting on behalf of J Wright Building Company, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 28th day of September, 2018.



Notary Public
My Commission Expires: 4/30/21

LEGAL DESCRIPTION

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, said point being situated on the Northerly right of way line of a county road; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 degrees 31 minutes and 11 seconds and run South 0 degrees 00 minutes a distance of 30.61 feet to the center line of said county road; thence run North 78 degrees 31 minutes and 11 seconds East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63 degrees 01 minutes and 49 seconds and a radius of 163.10 feet; thence continue along the arc of said curve a distance of 179.42 feet to the end of said curve; thence run in a Southeasterly direction along the tangent extended to the last described curve a distance of 99.82 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 55 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 30.00 feet to the point of beginning; from said point of beginning turn an angle to the right of 90 degrees 00 minutes to the tangent of a curve having a central angle of 9 degrees and 57 minutes and a radius of 730.43 feet; thence continue along the arc of said curve a distance of 126.85 feet; thence run South 38 degrees 57 minutes and 30 seconds East a distance of 282.51 feet to a point that is situated 9 feet Northwesterly of the lake edge (property described herein includes all property to water edge); thence run North 70 degrees 43 minutes East a distance of 163.22 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 69 degrees 25 minutes East a distance of 173.55 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 52 degrees 47 minutes East a distance of 122.10 feet to its intersection with a Southwesterly right of way line of said county road, said point being a point of commencement of curve to the left (tangent to said curve having a bearing of North 48 degrees 31 minutes West) having a central angle of 44 degrees 28 minutes and a radius of 153.40 feet; thence continue along the arc of said curve a distance of 119.05 feet to the end of said curve; thence South 87 degrees 01 minutes West a distance of 167.82 feet along the Southerly right of way line of said public road to the point of commencement of a curve to the right having a central angle of 54 degrees 32 minutes and a radius of 224.02 feet; thence continue along the arc of said curve a distance of 213.22 feet to the end of said curve and the point of commencement of another curve to the left having a central angle of 90 degrees and 00 minutes and a radius of 25.00 feet; thence continue along the arc of said curve a distance of 39.27 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

20181001000349840
J Wright Building
850 Corporate Plaza # 104
Birmingham AL 35292

Grantee's Name

Mailing Address

10/01/2018 03:05:51 PM DEEDS 4/4
Benjamin & Heather Stewart
3470 Indian Lake Lane
Pelham AL 35124

Property Address

3470 Indian Lake Lane
Pelham AL 35124

Date of Sale

9-28-18

Total Purchase Price

\$1025,132.00

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
☒ 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 9-28-18

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2018 03:05:51 PM
\$196.50 CHARITY
20181001000349840

Allen S. Bond