

THIS INSTRUMENT PREPARED BY:
Linda W. Whitley
Lighthouse Trust LLC
2496 Valleydale Rd.
Birmingham, Al 35244

SEND TAX NOTICE TO:
Gene A. Whitley
2496 Valleydale Rd.
Birmingham, Al 35244

WARRANTY DEED
JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we), LIGHTHOUSE TRUST LLC, an Alabama limited liability company (herein referred to as GRANTOR) do GRANT, BARGAIN, SELL and CONVEY unto GENE A. WHITLEY, also known as E. ALLEN WHITLEY AND LINDA W. WHITLEY, HUSBAND AND WIFE, (herein referred to as GRANTEES, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to the taxes for the year beginning October 1, 2018, which constitutes a lien, but not yet due and not yet payable until October 1, 2019.

Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto 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 hereby 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR, LIGHTHOUSE TRUST LLC BY ITS MANAGER, LINDA W. WHITLEY, who is authorized to execute this conveyance, has hereto set his / her / its signature, this the 27th day of DECEMBER, 2018.

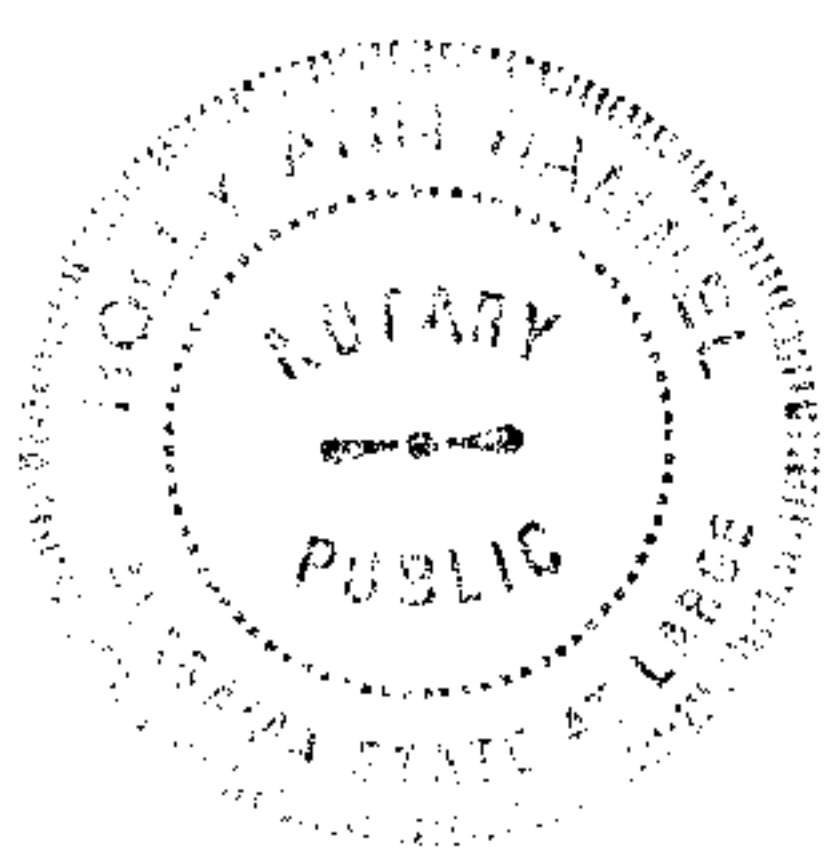
LIGHTHOUSE TRUST LLC

By: Linda W. Whitley
Linda W. Whitley
Its: Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Linda W. Whitley, whose name is 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 on this the 27th day of December, 2018.



Boleyn Rammo
Notary Public
My commission expires: 2-3-2021

20181227000450160 1/3 \$106.50
Shelby Cnty Judge of Probate, AL
12/27/2018 01:20:04 PM FILED/CERT


Shelby County, AL 12/27/2018
State of Alabama
Deed Tax: \$84.50

EXHIBIT A

Said property being commonly known as the former U-Tote M Store adjacent to the entrance of the Indian Valley Subdivision, and which is further described as:

Commence at the Southwest corner of the SW 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in an Easterly direction along the South line of said 1/4 Section for a distance of 833.64 feet to the most Southerly and East corner of Lot 13, Block 1, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 45 deg. 43 min. 00 sec. and run in a Northeasterly direction along the Southeasterly line of Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, and part of 4 for a distance of 1,328.12 feet to the point of beginning; from the point of beginning thus obtained; thence continue on last described course for a distance of 28.9 feet to the Southwest corner of Lot 3, Block 1; thence turn an angle to the right of 14 deg. 25 min. 15 sec. and run in a Northeasterly direction along the South line of said Lot 3, Block 1, for a distance of 92.16 feet to the Northwest corner of Lot 1, Block 1; thence turn an angle to the right of 91 deg. 03 min. 45 sec. and run in a Southeasterly direction along the Westerly line of said Lot 1, Block 1, for a distance of 207.32 feet to its intersection with the Northwesterly right of way line of Valley Dale Road; thence turn an angle to the right of 78 deg. 15 min. 03 sec. to the tangent of a curve to the left, having a central angle of 4 deg. 49 min. 39 sec. and a radius of 1,469.21 feet; thence continue along the arc of said curve for a distance of 123.79 feet to a point; thence turn an angle from the tangent, if extended, to the right of 106 deg. 35 min. 36 sec. and run in a Northwesterly direction for a distance of 228.08 feet to the point of beginning; being situated in Shelby County, Alabama.

Linda W Whitley


20181227000450160 2/3 \$106.50
Shelby Cnty Judge of Probate, AL
12/27/2018 01:20:04 PM 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 Lighthouse Trust LLC
Mailing Address 2496 VALLEYDALE RD
BIRMINGHAM, AL 35244

Grantee's Name Gene Whitley
Mailing Address 556 SHEPHERD WAY
BIRMINGHAM, AL 35242

Property Address 2496 Valleydale Rd
B'ham 35244

Date of Sale 12/27/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 84,460

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 12/27/2018
Print GENE A WHITLEY
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)

