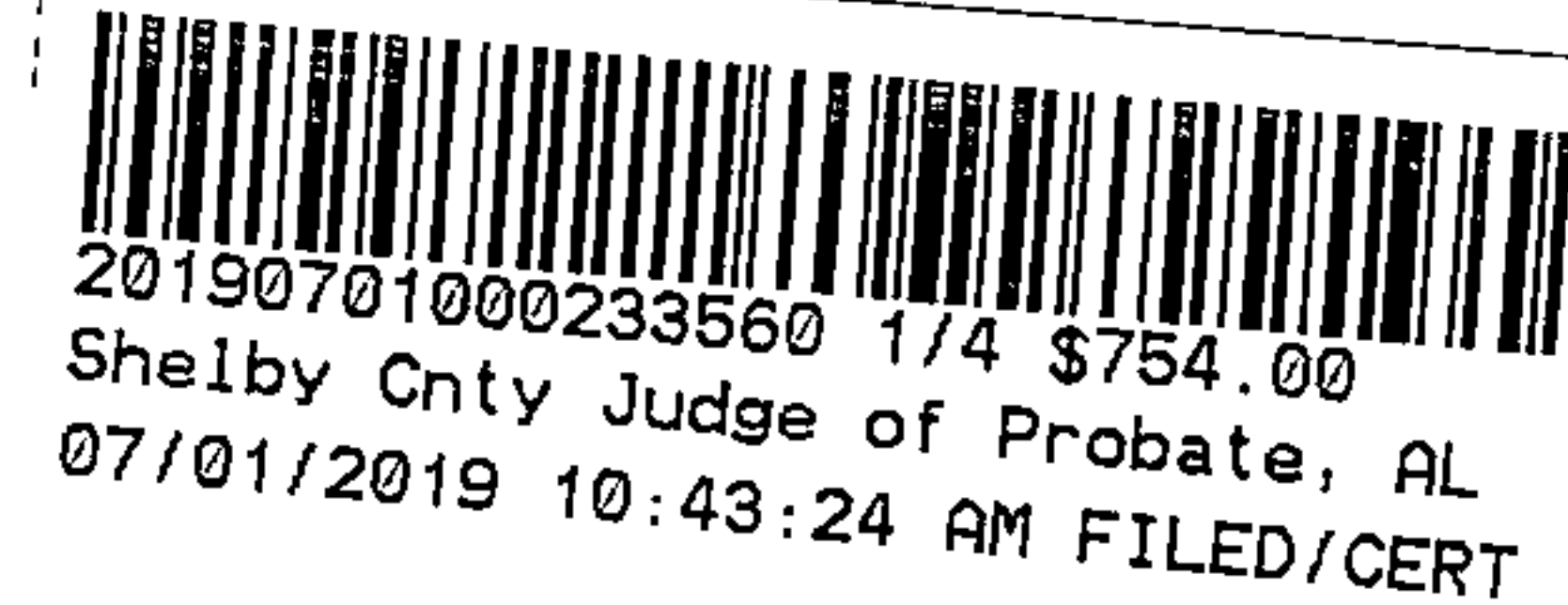


Value \$729,830: \$730.00  
4 page deed: \$24.00; Total Tax: \$754.00

SEND TAX NOTICE TO:  
HEATH EDWARDS  
1506 Salem Road  
Montevallo, Alabama 35115

STATE OF ALABAMA            )  
SHELBY COUNTY                )



**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 19<sup>th</sup> day of June, 2019, by **C. WEBB EDWARDS**, as Trustee of the **C. WEBB EDWARDS QUALIFIED PERSONAL RESIDENCE TRUST** (hereinafter referred to as the "Grantor") to **HEATH EDWARDS, a married man** (hereinafter referred to as the "Grantee"), with the conveyance of the real property described herein to be effective as of June 28, 2019 (the "effective date").

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on June 28, 2011, the real property described herein was conveyed by Statutory Warranty Deed, from C. WEBB EDWARDS to C. WEBB EDWARDS, as Trustee of the C. WEBB EDWARDS QUALIFIED PERSONAL RESIDENCE TRUST, and such Deed was recorded on June 30, 2011, in the Office of the Judge of Probate of Shelby County, Alabama (Instrument # 20110630000189410); and

**WHEREAS**, in accordance with Article II of the C. WEBB EDWARDS QUALIFIED PERSONAL RESIDENCE TRUST, as of the effective date, the real property described herein is to be distributed to the Grantee; and

**WHEREAS**, the Grantor desires through this conveyance to transfer the real property described herein into the name of the Grantee.

**NOW, THEREFORE**, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

Subject to ad valorem taxes not yet due.

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

**TO HAVE AND TO HOLD** unto the said Grantee, and to his heirs, executors and assigns forever.

Shelby County, AL 07/01/2019  
State of Alabama  
Deed Tax: \$730.00

92535 190610



Grantor hereby covenants and agrees with said Grantee, his heirs, executors, administrators and assigns, that it will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

This instrument is executed by C. WEBB EDWARDS, in his capacity as Trustee of the C. WEBB EDWARDS QUALIFIED PERSONAL RESIDENCE TRUST. Nothing herein contained shall be construed as creating any obligation or liability on the part of the Trustee's individual capacity, and the undersigned expressly limits his individual liability hereunder to the assets he receives and holds in his capacity as Trustee as aforesaid.

The parties intend by the execution of this conveyance to vest title in the Subject Property to Grantee, **HEATH EDWARDS**.

**THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19 day of June, 2019.

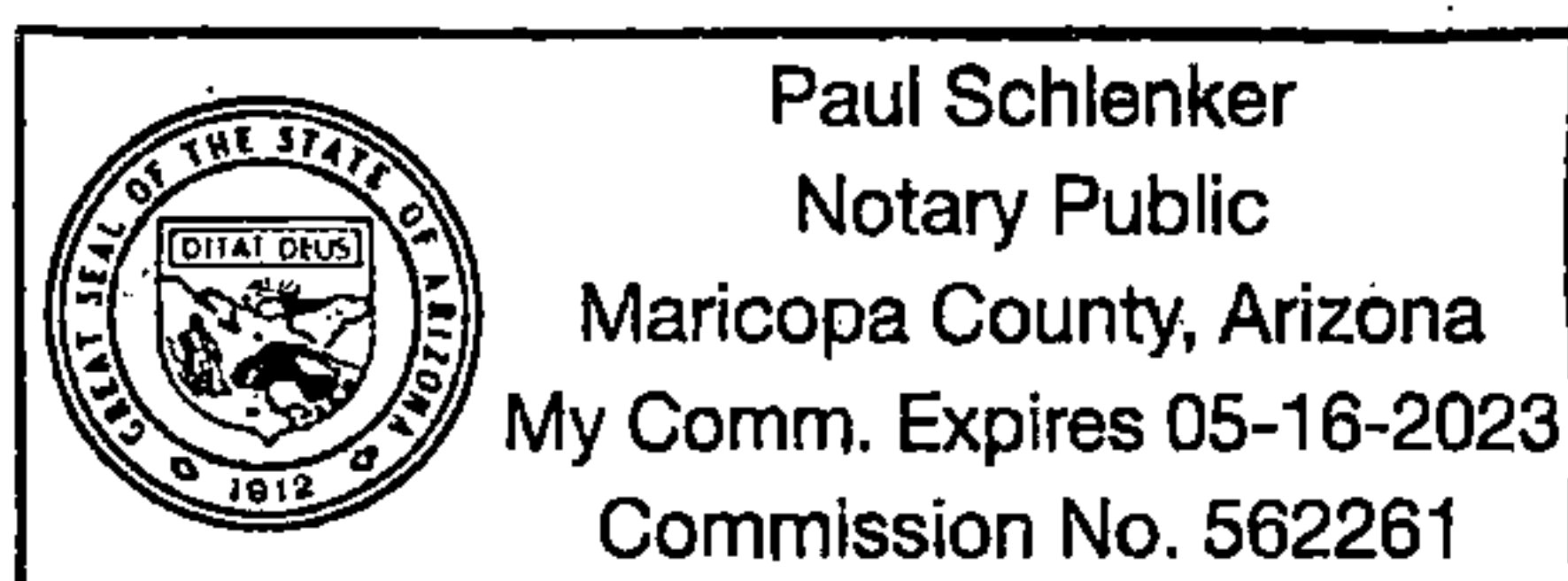
C. Webb Edwards

C. WEBB EDWARDS, as Trustee of the  
C. WEBB EDWARDS QUALIFIED  
PERSONAL RESIDENCE TRUST

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. WEBB EDWARDS, in his capacity as Trustee of the C. WEBB EDWARDS QUALIFIED PERSONAL RESIDENCE TRUST, 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, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of June, 2019.



Paul Schlenker  
Notary Public

My Commission Expires: May 16, 2023

THIS INSTRUMENT PREPARED (WITHOUT  
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes  
Hughes & Scalise, PC  
880 Montclair Road, Suite 325  
Birmingham, Alabama 35213  
(205) 871-0300



20190701000233560 2/4 \$754.00  
Shelby Cnty Judge of Probate, AL  
07/01/2019 10:43:24 AM FILED/CERT



## EXHIBIT "A"

### PARCEL ONE:

A parcel of land situated in the West  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at an iron found at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West; thence South 0 degrees 52 minutes 50 seconds East a distance of 632.51 feet to a 1 inch x 1 inch angle iron found; thence South 0 degrees 07 minutes 43 seconds West a distance of 647.56 feet to a capped rebar set; thence North 85 degrees 49 minutes 45 seconds West a distance of 257.70 feet to a capped rebar set; thence following the curvature thereof an arc distance of 337.36 feet to a capped rebar set (said arc having a chord bearing of North 87 degrees 48 minutes 03 seconds West, a counterclockwise direction, a chord distance of 337.17 feet and a radius of 2902.09 feet); thence North 21 degrees 43 minutes 30 seconds East a distance of 463.06 feet to a capped rebar set (said arc having a chord bearing of North 13 degrees 58 minutes 01 seconds East, a counterclockwise direction, a chord distance of 860.08 feet and a radius of 3078.46 feet); thence North 6 degrees 33 minutes 19 seconds East a distance of 789.69 feet to a  $\frac{1}{4}$  inch pipe found; thence South 87 degrees 08 minutes 57 seconds East a distance of 117.95 feet to a crimp pipe found; thence South 0 degrees 26 minutes 14 seconds West a distance of 209.43 feet to a rebar found; thence South 0 degrees 01 minutes 55 seconds East a distance of 586.10 feet to the point of beginning.

### PARCEL TWO:

A parcel of land in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West, situated in Shelby County, Alabama; more particularly described as follows:

Beginning at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 23 minutes 28 seconds East along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 550.87 feet to a steel corner in the centerline of an existing dirt roadway; thence continue last described course a distance of 81.44 feet to a found steel rebar corner; thence run South 89 degrees 37 minutes 21 seconds East a distance of 875.00 feet to a set steel rebar corner; thence run North 00 degrees 23 minutes 28 seconds West a distance of 632.30 feet to a set steel rebar corner; thence run North 89 degrees 37 minutes 21 seconds West along the North line of same said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 876.00 feet to the point of beginning.



20190701000233560 3/4 \$754.00  
Shelby Cnty Judge of Probate, AL  
07/01/2019 10:43:24 AM FILED/CERT

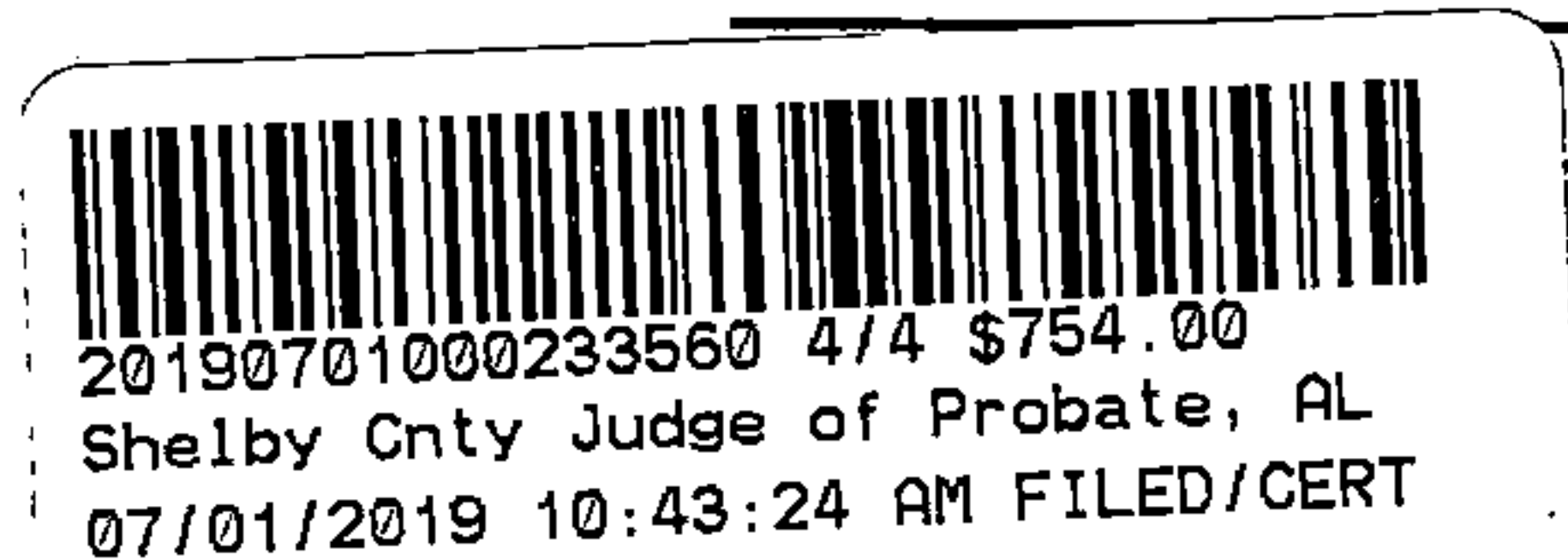


# Real Estate Sales Validation Form

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

Grantor's Name C. WEBB EDWARDS, as Trustee  
Mailing Address of the C. WEBB EDWARDS QUALIFIED  
PERSONAL RESIDENCE TRUST  
28311 N. 104th Way  
Scottsdale, Arizona 85262

Property Address 27 2 09 0 000 009.000  
Parcel ID #: 27 2 09 0 000 010.002



Grantee's Name HEATH EDWARDS  
Mailing Address 1506 Salem Road  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 729,830

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 tax records

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 6/19/2019

Print C. WEBB EDWARDS, Trustee

☐ Unattested

Sign

C. Webb Edwards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one