

This Instrument was Prepared by:

Send Tax Notice To: James T. Stephens

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-19-25854

3710 Redmont Road
Birmingham AL 35213

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Twenty Four Thousand Five Hundred Eighty Six Dollars and No Cents (\$624,586.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **EBSCO Industries, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **James T. Stephens**, (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

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of December, 2019.

Brooks Knapp
EBSCO Industries, Inc.

BY: *Brooks Knapp*
AS: *Vice President*

State of Alabama

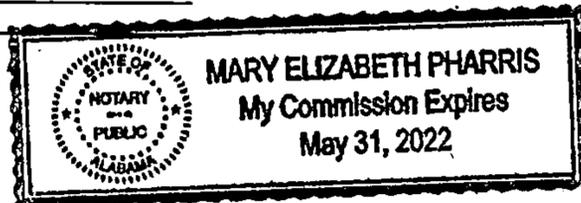
County of Shelby

I, Mary Elizabeth Pharris a Notary Public in and for said County in said State, hereby certify that Brooks Knapp as Vice President of EBSCO Industries, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 2019.

Mary Elizabeth Pharris
Notary Public, State of Alabama

My Commission Expires:



Shelby County, AL 12/11/2019
State of Alabama
Deed Tax: \$625.00

20191211000458590 1/3 \$653.00
Shelby Cnty Judge of Probate, AL
12/11/2019 03:46:51 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

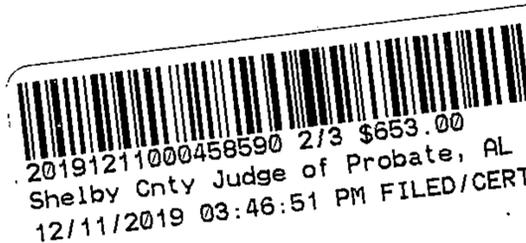
A parcel of land situated in the West one-half of the NE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a rebar and cap at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a westerly direction along the South line of said 1/4-1/4 section a distance of 1357.04 feet to the southwest corner of said 1/4-1/4 section; thence 91 degrees 35 minutes 26 seconds to the right in a northerly direction along the West line of said 1/4-1/4 section; thence 91 degrees 35 minutes 26 seconds to the right in a northerly direction along the West line of said 1/4-1/4 section a distance of 623.85 feet to the southeasterly right of way line of Shelby County Highway No. 42; thence 39 degrees 35 minutes 27 seconds to the right in a northeasterly direction along the southeasterly right of way line of Shelby County Highway No. 41; thence 39 degrees 35 minutes 27 seconds to the right in a northeasterly direction along the southeasterly right of way line of Shelby County Highway No. 41 a distance of 533.54 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 5769.58 feet and a central angle of 6 degrees 15 minutes 20 seconds; thence along the arc of said curve in a northeasterly direction and along said right of way line a distance of 629.91 feet; thence 89 degrees 48 minutes 26 seconds to the right (angle measured to tangent) in a southeasterly direction along said right of way line a distance of 28.72 feet; thence 90 degrees 35 minutes 43 seconds to the left in a northeasterly direction along said right of way line a distance of 28.72 feet; thence 90 degrees 35 minutes 43 seconds to the left in a northeasterly direction along said right of way line a distance of 201.77 feet; thence 00 degrees 56 minutes 37 seconds to the left in a northeasterly direction along said right of way line a distance of 150.36 feet; thence 90 degrees 12 minutes 39 seconds to the left in a northwesterly direction along said right of way line a distance of 29.23 feet; thence 90 degrees 15 minutes 52 seconds to the right in a northeasterly direction along said right of way line a distance of 885.08 feet to the East line of the NW 1/4 of the NE 1/4 of said Section 16; thence 148 degrees 50 minutes 03 seconds to the right in a southerly direction along the East line of NW 1/4 of the NE 1/4 of said Section 16 a distance of 1246.15 feet to the southeast corner of said 1/4-1/4 section; thence 0 degrees 34 minutes 18 seconds to the left in a southerly direction along the East line of the SW 1/4 of the NE 1/4 of said Section 16 a distance of 1308.63 feet to the Point of Beginning.

PARCEL 2:

A parcel of land situated in the SE 1/4 of the N 1/4 of Section 16, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the SE 1/5 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a northerly direction along the East line of said 1/4-1/4 section a distance of 146.20 feet to the Point of Beginning of parcel herein described parcel; thence 90 degrees 12 minutes 24 seconds to the left in a westerly direction a distance of 396.21 feet to southeasterly right of way line of Shelby County Highway No. 41; thence 129 degrees 47 minutes 51 seconds to the right in a northeasterly direction along the southeasterly right of way line of Shelby County Highway No. 41 a distance of 581.0 feet; thence 50 degrees 12 minutes 09 seconds to the right in an easterly direction a distance of 25.94 feet to the East line of the SW 1/4 of the NE 1/4 of said Section 16; thence 90 degrees 12 minutes 24 seconds to the right in a southerly direction along the East line of said 1/4-1/4 section a distance of 446.39 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name EBSCO Industries, Inc. Grantee's Name James T. Stephens
Mailing Address 1 Mt Laurel Ave Ste 200 Mailing Address 3710 Redmont Rd
Birmingham AL 35242 Birmingham AL 35213
Property Address Vacant Date of Sale December 10, 2019
Birmingham, AL 35242 Total Purchase Price \$624,586.00
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 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 December 05, 2019

Print EBSCO Industries, Inc.

Unattested

Sign *Brooke Krupp*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20191211000458590 3/3 \$653.00
Shelby Cnty Judge of Probate, AL
12/11/2019 03:46:51 PM FILED/CERT