

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25973

Send Tax Notice To: Tom E. Stevens
3859 South Cove Drive
Birmingham, AL 35213

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, 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, **R. David Allen as Successor Trustee of the Homer A. Jackson, Jr. Family Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tom E. Stevens**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$100,000.00 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 14th day of January, 2020.

R. DAVID ALLEN AS SUCCESSOR TRUSTEE OF
THE HOMER A. JACKSON, JR. FAMILY TRUST

R. David Allen, Successor Trustee
By R. David Allen
Successor Trustee

State of Alabama

County of Shelby

I, *April Clark*, a Notary Public in and for the said County in said State, hereby certify that R. David Allen as Successor Trustee of the Homer A. Jackson, Jr. Family Trust, 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 14th day of January, 2020.

April Clark
Notary Public, State of Alabama

My Commission Expires: *9/22/2020*

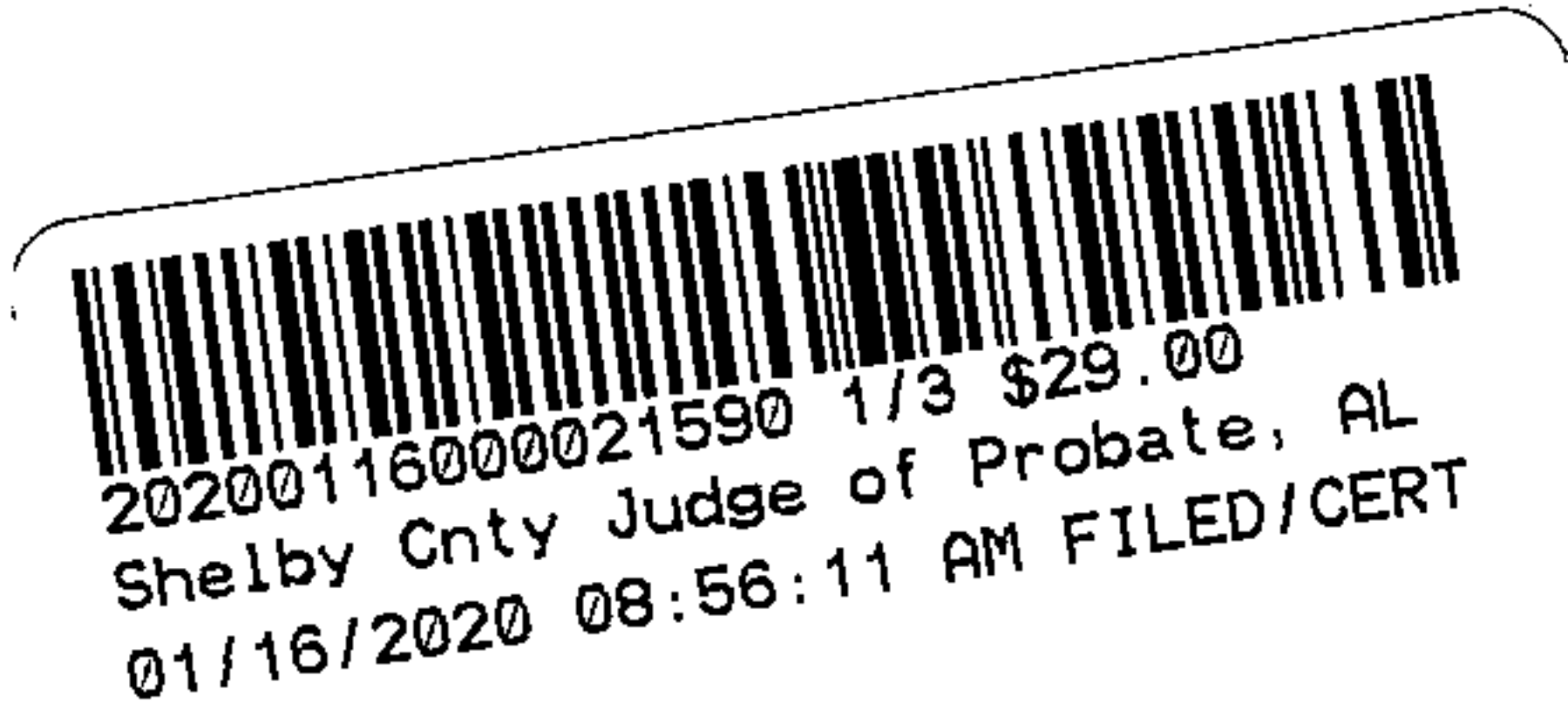


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the Southwest 1/4 of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a found 2-inch capped pipe marking the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along South Section line of said Section 22, South 89 degrees 06 minutes 24 seconds West (deed), South 89 degrees 06 minutes 24 seconds East (measured) a distance of 1664.40 feet (deed), 1664.05 feet (measured) to a point; thence leaving said Section line, run North 0 degrees 40 minutes 48 seconds East (deed) North 0 degrees 42 minutes 30 seconds East (measured) a distance of 47.41 feet (deed) 47.54 feet (measured) to a found 1/2-inch rebar lying on the Northerly right of way of Shelby County Road 40, said point also being the point of beginning of the herein described parcel; thence run North 89 degrees 14 minutes 00 seconds West (deed) North 89 degrees 15 minutes 04 seconds West (measured) and along the North right of way line of said County Road 40 a distance of 485.67 feet (deed) 485.43 feet (measured) to a set 1/2-inch HMM rebar and cap, said point also being the intersection of the North right of way line of said County Road 40 with the East right of way of Jackson Farm Road; thence run North 0 degrees 23 minutes 12 seconds (deed) North 0 degrees 24 minutes 54 seconds East (measured) and along said East right of way line of Jackson Farm Road, a distance of 662.79 feet (deed) 662.67 feet (measured) to a set 1/2-inch HMM rebar and cap, said point also being the point of beginning of a curve to the right having a radius of 222.82 feet (deed and measured), a central angle of 37 degrees 42 minutes 06 seconds (deed) 37 degrees 37 minutes 19 seconds (measured), a chord bearing of North 19 degrees 13 minutes 34 seconds East (measured), a chord distance of 143.70 feet (measured) and run along the arc of said curve a distance of 146.62 feet (deed) 146.31 feet (measured) to a set 1/2-inch HMM rebar and cap; thence run North 38 degrees 05 minutes 21 seconds East (deed) North 38 degrees 02 minutes 13 seconds East (measured) a distance of 596.29 feet (deed) 596.42 feet (measured) to a set 1/2-inch HMM rebar and cap; thence leaving said East right of way of Jackson Farm Road run South 89 degrees 06 minutes 45 seconds East (deed) South 88 degrees 59 minutes 22 seconds East (measured) a distance of 80.99 feet (deed) 81.42 feet (measured) to a found 1/2-inch rebar; thence run South 0 degrees 40 minutes 48 seconds West (deed) South 0 degrees 42 minutes 32 seconds West (measured) a distance of 1273.37 feet (deed) 1273.24 feet (measured) to the point of beginning.



20200116000021590 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/16/2020 08:56:11 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 R. David Allen as Successor Trustee
of the Homer A. Jackson, Jr. Family
Trust

Grantee's Name Tom E. Stevens

Mailing Address 160 Willingham Office Park, Ste 100
Birmingham, AL 35216

Mailing Address 3859 South Cove Drive

Birmingham, AL 35213

Property Address 0 Hwy 61
Wilsonville, AL 35186

Date of Sale January 14, 2020

Total Purchase Price \$85,000.00

or

Actual Value _____

or

Assessor's Market Value _____



20200116000021590 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/16/2020 08:56:11 AM FILED/CERT

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

XX 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 January 14, 2020

Print R. David Allen as Successor Trustee of the Homer
A. Jackson, Jr. Family Trust

____ Unattested

____ (verified by)

Sign

R. David Allen
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1