

This Instrument was Prepared by:

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

File No.: MV-20-26248

Send Tax Notice To: Edwin B Lumpkin

100 Metro Parkway
Pelham, AL 35124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00), 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, Summer Shentall Kincade, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Edwin B Lumpkin, (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.

\$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 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 30th day of April, 2020.

Summer Shentall Kincade
Summer Shentall Kincade

State of WI
County of St Croix

I, a Notary Public in and for the said County in said State, hereby certify that Summer Shentall Kincade, 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 30th day of April, 2020.

Melanie J. Moriarty
Notary Public, State of WI

My Commission Expires: 1-25-2021

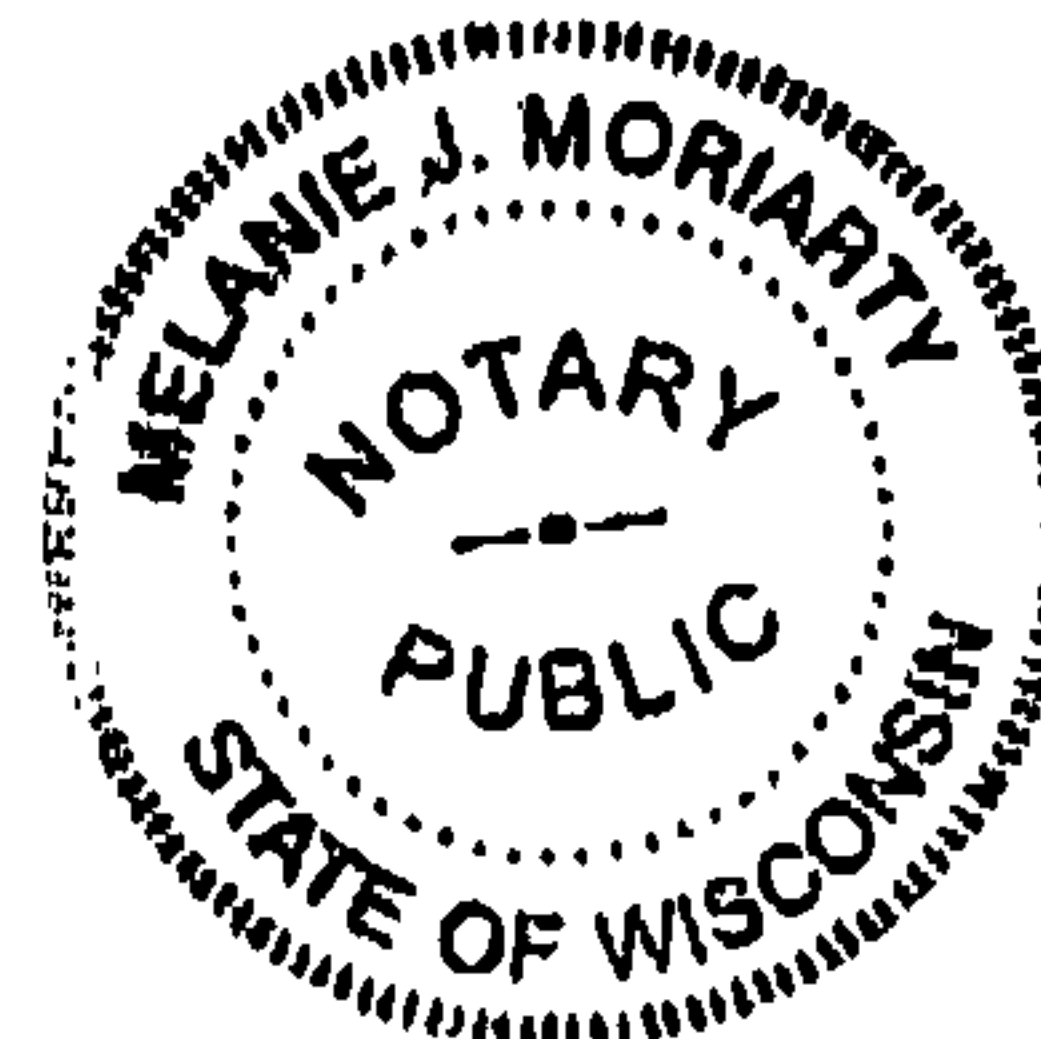


EXHIBIT A - LEGAL DESCRIPTION

A part of Section 23, Township 21 South, Range 3 West, described as follows:
Begin at the intersection of Alabama Highway 119 and County Road; thence run West 280 feet;
thence South 198 feet; thence East 270 feet to said Highway 119; thence North 198 feet to the
point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2020 03:09:49 PM
 \$178.00 JESSICA
 20200512000187540

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Summer Shentall Kincade</u>	Grantee's Name	<u>Edwin B Lumpkin</u>
Mailing Address	<u>806 South Wasson Lane, Apt 202</u> <u>River Falls, WI 54022</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>7867 Highway 119</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April 30, 2020</u>
		Total Purchase Price	<u>\$150,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 April 28, 2020

Unattested

(verified by)

Print Summer Shentall Kincade

Sign

Summer S. Kincade
 (Grantor/Grantee/Owner/Agent) circle one