

This Instrument was Prepared by:

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

File No.: S-22-28115

Send Tax Notice To: Edwin B. Lumpkin, Jr.  
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 Million Six Hundred Fifty Thousand Dollars and No Cents (\$1,650,000.00)**, 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, **Jerry W. Davis and Rose M. Davis**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

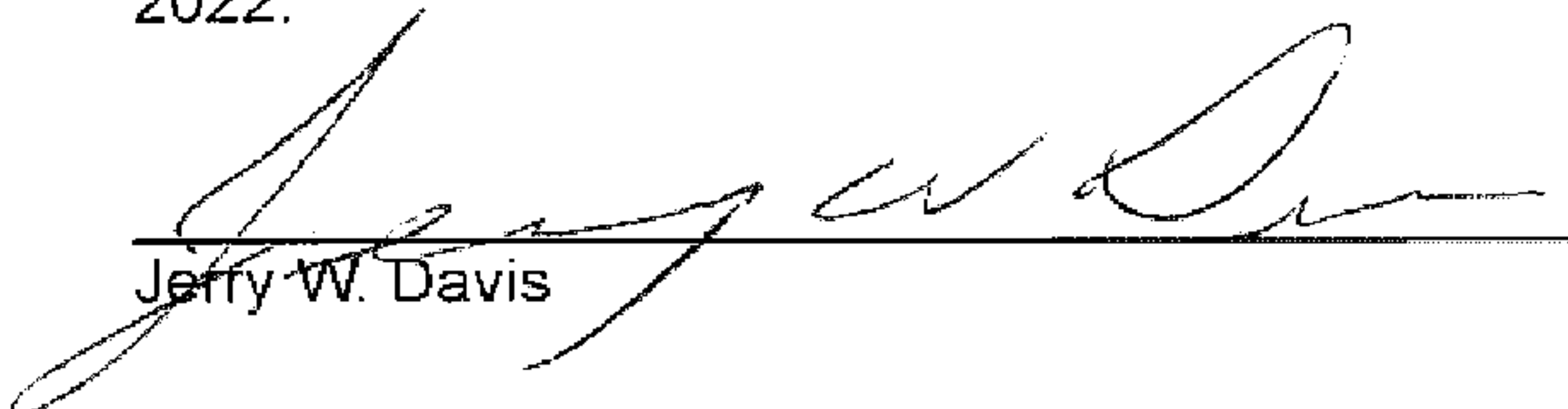
**Jerry W. Davis and Jerry Davis are one in the same person. Rose M. Davis and Rose Davis are one in the same person.**

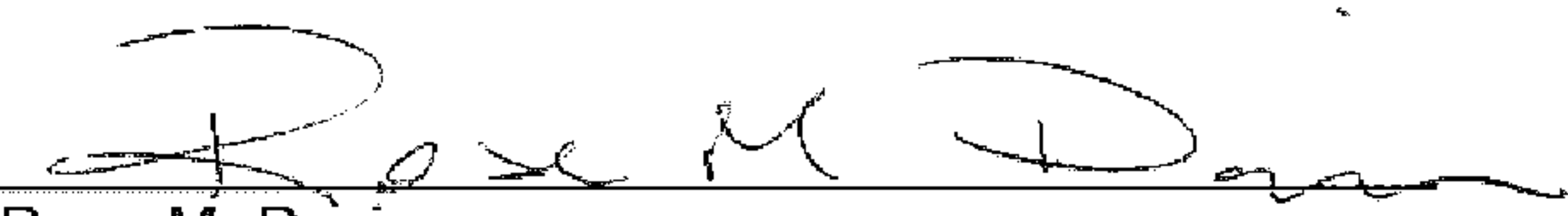
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 21st day of April, 2022.

  
Jerry W. Davis

  
Rose M. Davis

State of Alabama

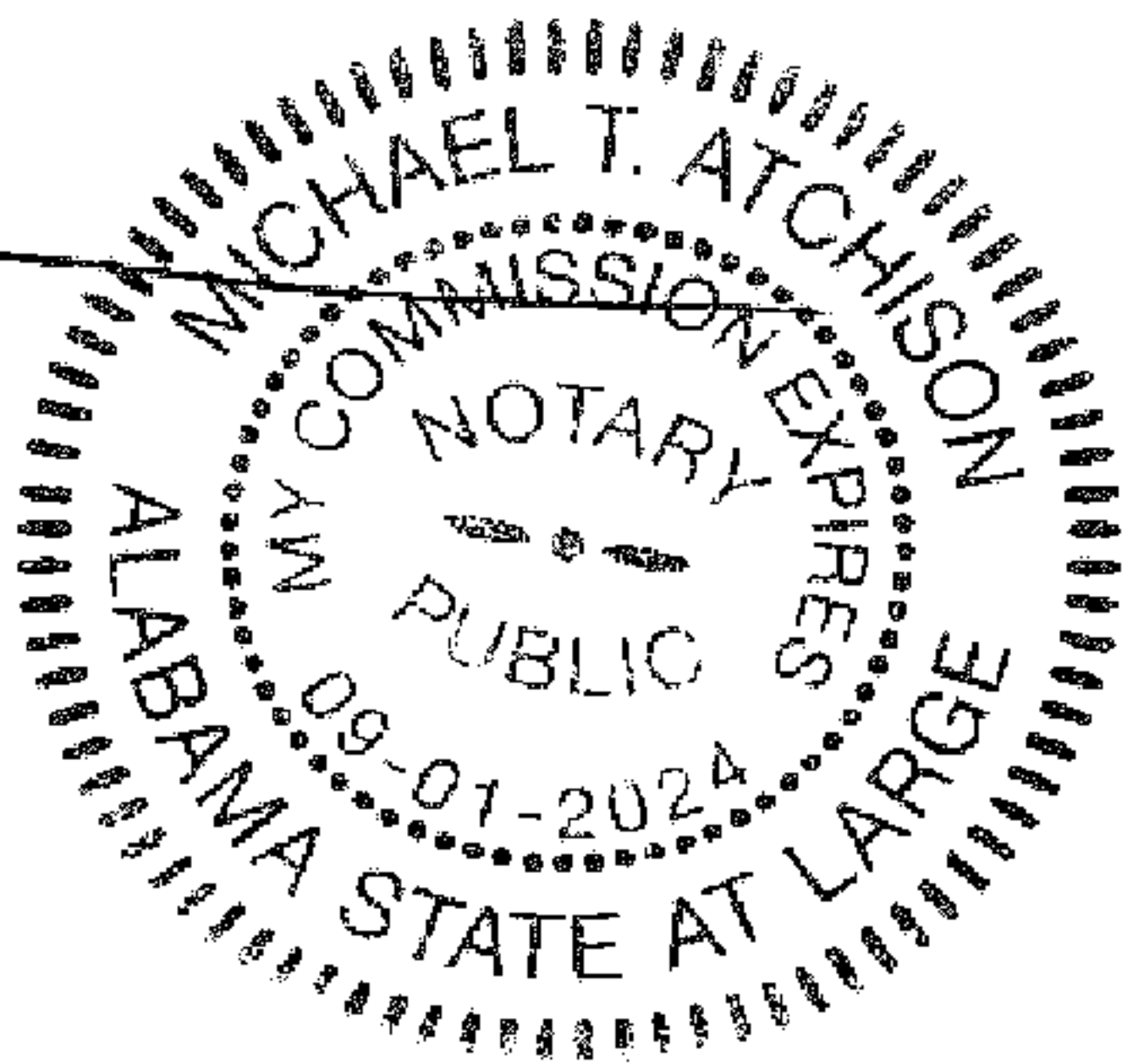
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jerry W. Davis and Rose M. Davis, 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 21st day of April, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

From a 1/2-inch rebar at the NW corner of Section 27, Township 19 South, Range 1 East, run thence South along the accepted West boundary of the NW 1/4 of said Section 27 a distance of 2628.46 feet to a point that is 22.74 feet North of a 2-inch pipe accepted as the SW corner of said NW 1/4; thence turn 90 degrees 03 minutes 40 seconds left and run 484.99 feet along an accepted property line; thence turn 00 degrees 18 minutes 42 seconds right and run 404.48 feet along an accepted property line to a 1/2-inch crimped pipe; thence turn 00 degrees 27 minutes 32 seconds left and run 175.97 feet along an accepted property line and along a fence line to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along an accepted fenced property line a distance of 135.50 feet to a 1-inch pipe; thence turn 93 degrees 12 minutes 08 seconds left and 672.79 feet along an accepted property line to a 1/2-inch rebar on the Southerly boundary of U.S. Highway #280 (300-foot right of way); thence turn 106 degrees 45 minutes 12 seconds left and run 140.24 feet along said highway boundary to a 1/2-inch rebar; thence turn 73 degrees 09 minutes 23 seconds left and run 624.85 feet to the point of beginning of herein described parcel of land. Situated in the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

**PARCEL II:**

From a 1/2-inch rebar at the NW corner of Section 27, Township 19 South, Range 1 East, run thence South along the accepted West boundary of the NW 1/4 of said Section 27, a distance of 2628.46 feet to a point that is 22.74 feet North of a 2-inch pipe accepted as the SW corner of said NW 1/4; thence turn 90 degrees 03 minutes 40 seconds left and run 484.99 feet along an accepted property line; thence turn 00 degrees 18 minutes 42 seconds right and run 404.48 feet along an accepted property line to a 1/2-inch crimped pipe, being the point of beginning of herein described parcel of land; thence turn 00 degrees 27 minutes 32 seconds left and run 175.97 feet along an accepted property line and along a fence line to a 1/2-inch rebar; thence turn 93 degrees 06 minutes 44 seconds left and run 624.85 feet to a 1/2-inch rebar on the Southerly boundary of U.S. Highway #280 (300-foot right of way); thence turn 106 degrees 43 minutes 24 seconds left and run 286.99 feet along said highway boundary to a 1/2-inch crimped pipe; thence turn 83 degrees 49 minutes 08 seconds left and run 541.87 feet to the point of beginning of herein described parcel of land.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Jerry W. Davis Rose M. Davis	Grantee's Name	Edwin B. Lumpkin, Jr.
Mailing Address	<u>300 Claw Creek Dr</u> <u>Alpine, AL 35014</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>11051 Highway 280</u> <u>Westover, AL 35147</u>	Date of Sale	<u>April 21, 2022</u>
		Total Purchase Price	<u>\$1,650,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>    </u>	Bill of Sale	<u>    </u>	Appraisal
<u>xx</u>	Sales Contract	<u>    </u>	Other
<u>    </u>	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 19, 2022

Print Jerry W. Davis

     Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded** (verified by)  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/21/2022 10:51:13 AM**  
**\$1678.00 JOANN**  
**20220421000163770**

**Form RT-1**



*Allen S. Bayl*