

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Mike J. Inmon and Sherri J. Inmon
1444 Indian Crest Drive
Indian Springs, AL 35124



20221216000453410 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
12/16/2022 01:11:01 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MIKE J. INMON AND WIFE, SHERRI J. INMON

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

MIKE J. INMON AND SHERRI INMON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE INMON LIVING TRUST, DATED DECEMBER 12, 2022, AND ANY AMENDMENTS THERETO.

(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 for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of December, 2022.

Mike J. Inmon
MIKE J. INMON

Sherri J. Inmon
SHERRI J. INMON

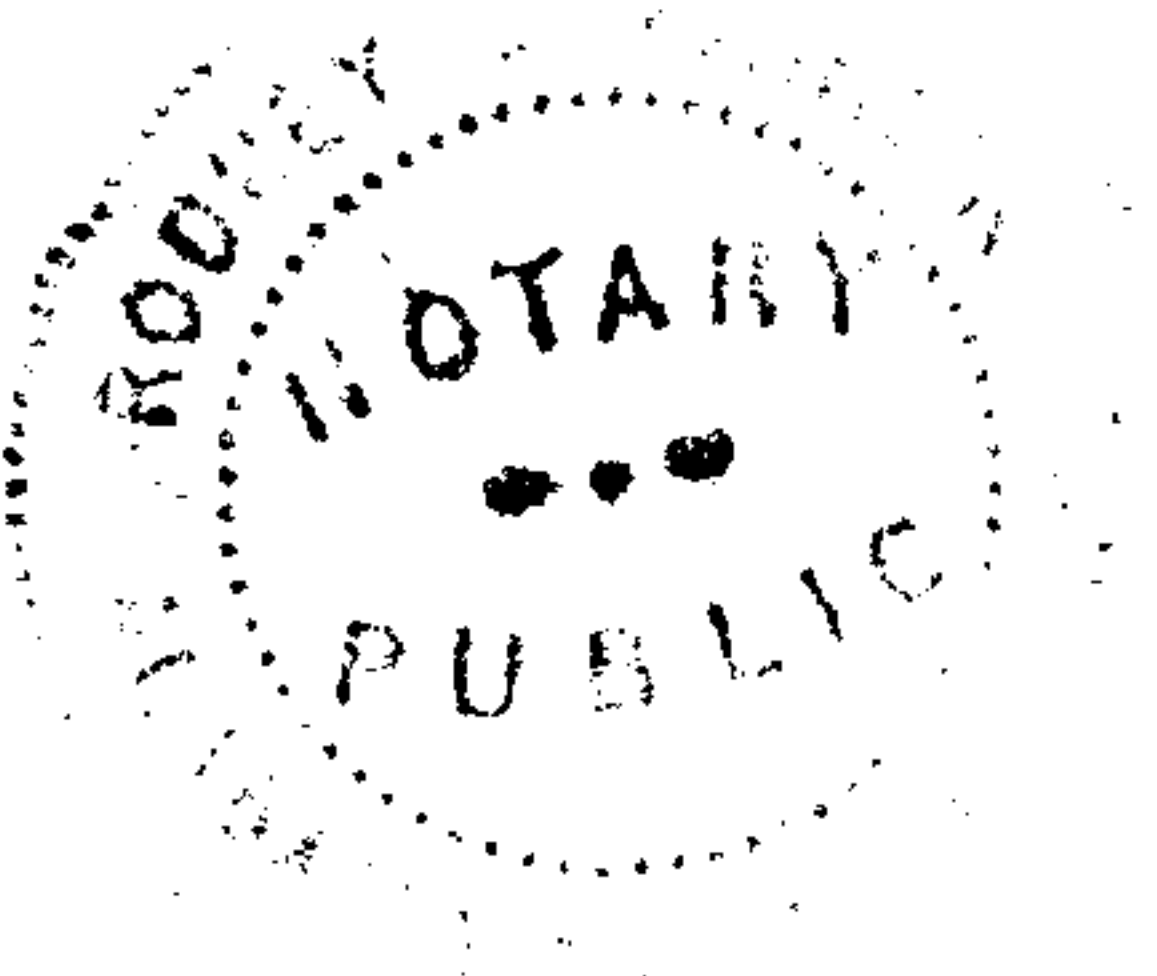
STATE OF ALABAMA)
JEFFERSON COUNTY) **GENERAL ACKNOWLEDGEMENT:**

I, Rebecca J. Hunter, a Notary Public in and for said County, in said State, hereby certify that Mike J. Inmon and wife, Sherri J. Inmon, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12 day of December, 2022.

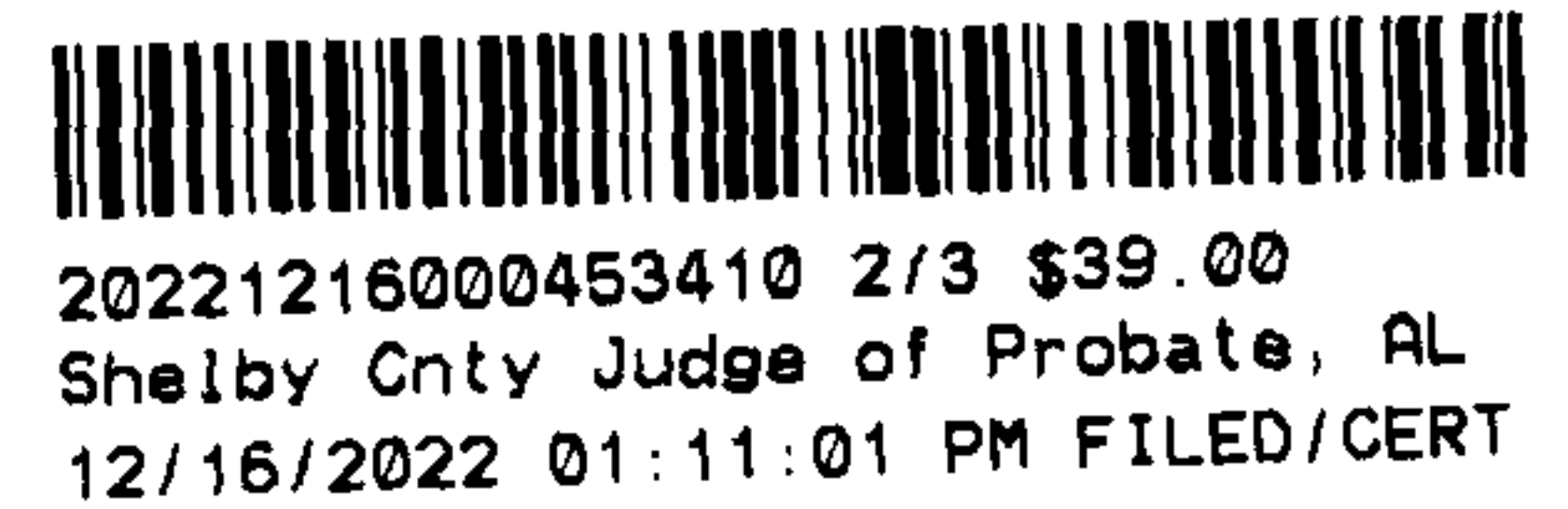
[Signature]

Notary Public
My Commission Expires: 12-04-2023



Shelby County, AL 12/16/2022
State of Alabama
Deed Tax: \$10.00

Exhibit A



PARCEL 1:

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SE corner of said SW $\frac{1}{4}$ and run North along the East boundary line of said 1/4-1/4 section 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to a point; thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to an iron pin located on the South line of said section 21; thence turn left 87 degrees 09 minutes and run in an easterly direction 249.56 feet to the point of beginning.

PARCEL 2:

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, more particularly described as follows: From the SE corner of said SW $\frac{1}{4}$ run North along the East boundary line of said 1/4-1/4 section of 87.50 feet to the point of beginning. From the point of beginning run North along the East boundary line of said 1/4-1/4 section 87.50 feet to an iron pin; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to an iron pin thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run 249.56 feet to the pint of beginning.

PARCEL 3:

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the southwest corner of said quarter-quarter section; thence run North 24 degrees 03 minutes 45 seconds East for a distance of 174.24 feet to a point on the southwest right of way of Indian Crest Trail of Indian Crest Estates 2nd Sector as recorded in Map Book 5 on Page 42 in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the right having a central angle of 12 degrees 48 minutes 21 seconds and a radius of 130.00 feet and a chord bearing of North 57 degrees 16 minutes 12 seconds West; thence run in a northwesterly direction along the arc of said curve and also along said southwest right of way of Indian Crest Trail for a distance of 29.06 feet to a point; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 55.50 feet to the East line of said quarter-quarter section for a distance of 175.00 feet to the point of beginning. Situated in Shelby County, Alabama.

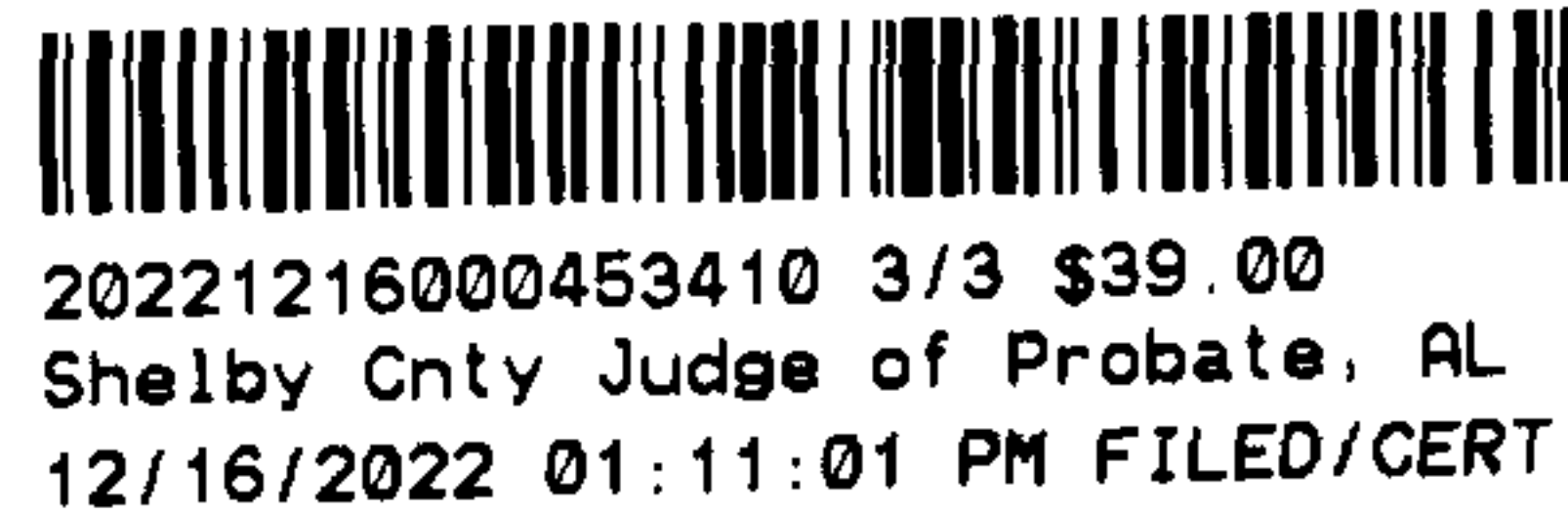
REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Mike J. Inmon and Sherri J. Inmon
MAILING ADDRESS: 1444 Indian Crest Drive
Indian Springs, AL 35124
PROPERTY ADDRESS: 1444 Indian Crest Drive
Indian Springs, AL 35124

GRANTEE NAME(S): Inmon Living Trust, dated December 12, 2022
MAILING ADDRESS: 1444 Indian Crest Drive
Indian Springs, AL 35124
DATE OF SALE: 12-12-22
TOTAL PURCHASE PRICE: \$ 10,000.00

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
- ☐ Sales Contract
- ☐ Closing Statement

- ☐ Appraisal
☐ Other

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 12-12-22

Print: Mike J. Inmon

_____ Unattested _____
(verified by)

Sign: Mike J. Jones
(Grantor/Grantee/Owner/Agent)