

This Instrument was Prepared by: Send Tax Notice To: Edwin B. Lumpkin Jr.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-23-29209

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Seven Hundred Sixty Thousand Dollars and No Cents (\$760,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **WILSON PROPERTIES, LLC**, (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 **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

\$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.

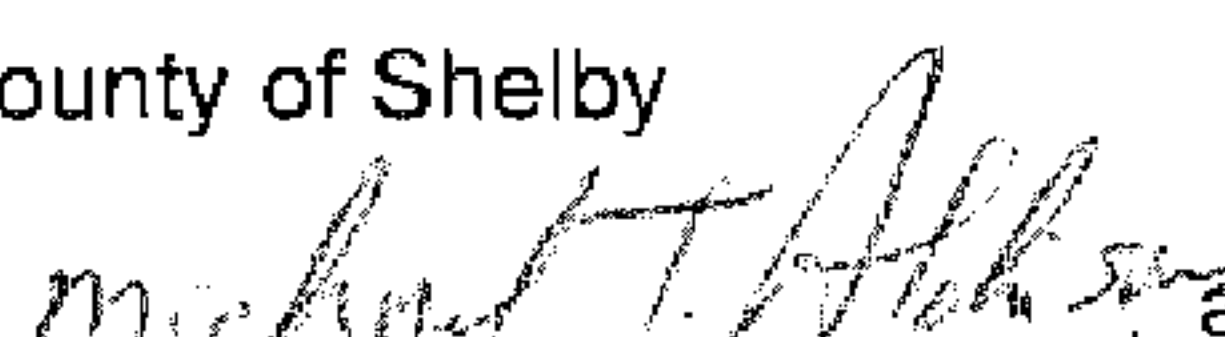
And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it 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 Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June, 2023.

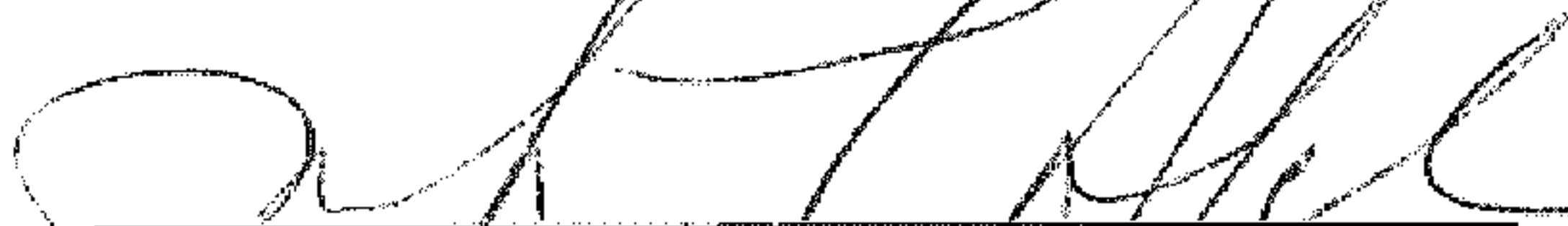
WILSON PROPERTIES, LLC

Christie H Wilson
Managing Member

State of Alabama
County of Shelby

I,  a Notary Public in and for said County in said State, hereby certify that Christie H. Wilson as Member of WILSON PROPERTIES, LLC 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 16th day of June, 2023.


Notary Public, State of Alabama

My Commission Expires: 

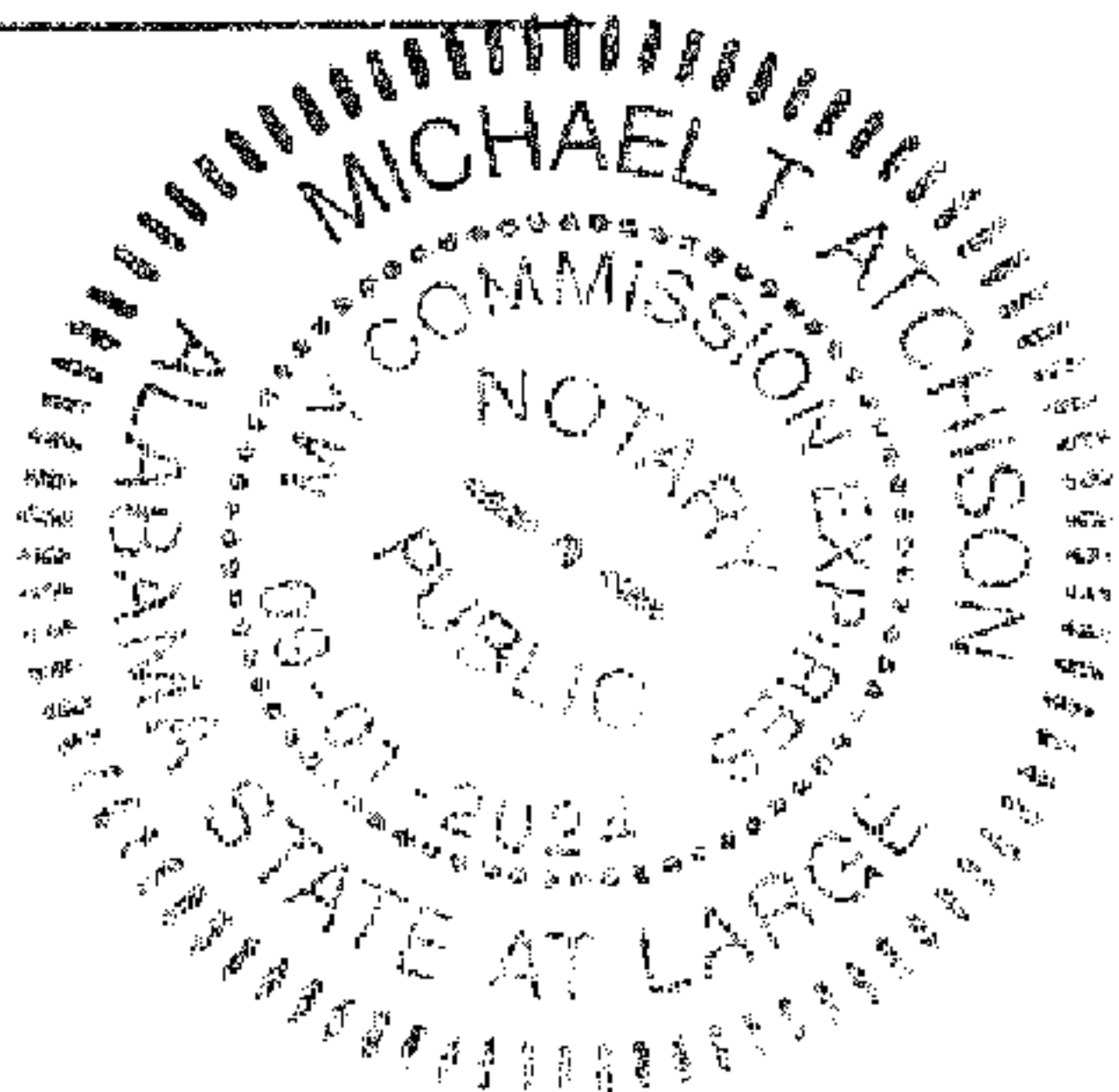


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

Commence at the Northwest corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 06 degrees 52 minutes 20 seconds East along the West boundary of said section for a distance of 2629.03 feet; thence proceed North 83 degrees 32 minutes 32 seconds East for a distance of 479.02 feet to a 1" capped pipe in place, said point being the point of beginning. From this beginning point continue North 83 degrees 32 minutes 32 seconds East for a distance of 235.56 feet to a 1" capped pipe in place; thence proceed North 21 degrees 19 minutes 28 seconds West for a distance of 190.08 feet; thence proceed South 68 degrees 40 minutes 32 seconds West for a distance of 190.36 feet; thence proceed South 05 degrees 21 minutes 01 seconds West for a distance of 135.60 feet to the point of beginning.

According to the survey of James Ray, dated July 12, 2001.

PARCEL TWO:

Commence at the Northwest corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 06 degrees 52 minutes 20 seconds East along the West boundary of said Section 27 for a distance of 2629.03 feet; thence proceed North 83 degrees 32 minutes 32 seconds East for a distance of 479.02 feet to a 1-inch capped pipe in place; thence proceed North 05 degrees 21 minutes 01 seconds West for a distance of 135.60 feet to the point of beginning; from this beginning point, continue North 05 degrees 21 minutes 01 seconds West for a distance of 146.82 feet to a 1/2-inch pipe in place; thence proceed North 21 degrees 16 minutes 20 seconds West for a distance of 144.99 feet to a 1/2-inch pipe in place; thence proceed North 65 degrees 32 minutes 10 seconds East for a distance of 150.04 feet to a 1-inch capped pipe in place; thence proceed South 21 degrees 19 minutes 22 seconds East for a distance of 294.36 feet; thence proceed South 68 degrees 40 minutes 32 seconds West for a distance of 190.36 feet to the point of beginning.

The above described land being a part of Lot 1, according to the Map of Garner Subdivision, as recorded in Map Book 26, Page 31, in the Probate Office of Shelby County, Alabama.

The above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

According to the survey of James M. Ray, RLS #18383, dated July 12, 2001.

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>WILSON PROPERTIES, LLC</u>	Grantee's Name	<u>Edwin B. Lumpkin Jr.</u>
Mailing Address	<u>11063 Hwy 280</u> <u>Westover AL 35147</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>11063 Highway 280</u> <u>Westover, AL 35147</u>	Date of Sale	<u>June 16, 2023</u>
		Total Purchase Price	<u>\$760,000.00</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></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 June 14, 2023

Print WILSON PROPERTIES, LLC

Unattested

Sign Christie H. Wilson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2023 09:36:55 AM
\$788.00 JOANN
20230619000181930



Form RT-1

Allen S. Boyd