

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Brock Maddox, LLC  
5167 Greystone Way  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten dollars and no/100 (\$10.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Jerry Wayne Graves and Patti Layne Graves, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brock Maddox, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, the address of which is, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument was prepared without the benefit of title.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 17<sup>th</sup> day of

January, 2013.


Jerry Wayne Graves  
Jerry Wayne Graves

Patti Layne Graves  
Patti Layne Graves

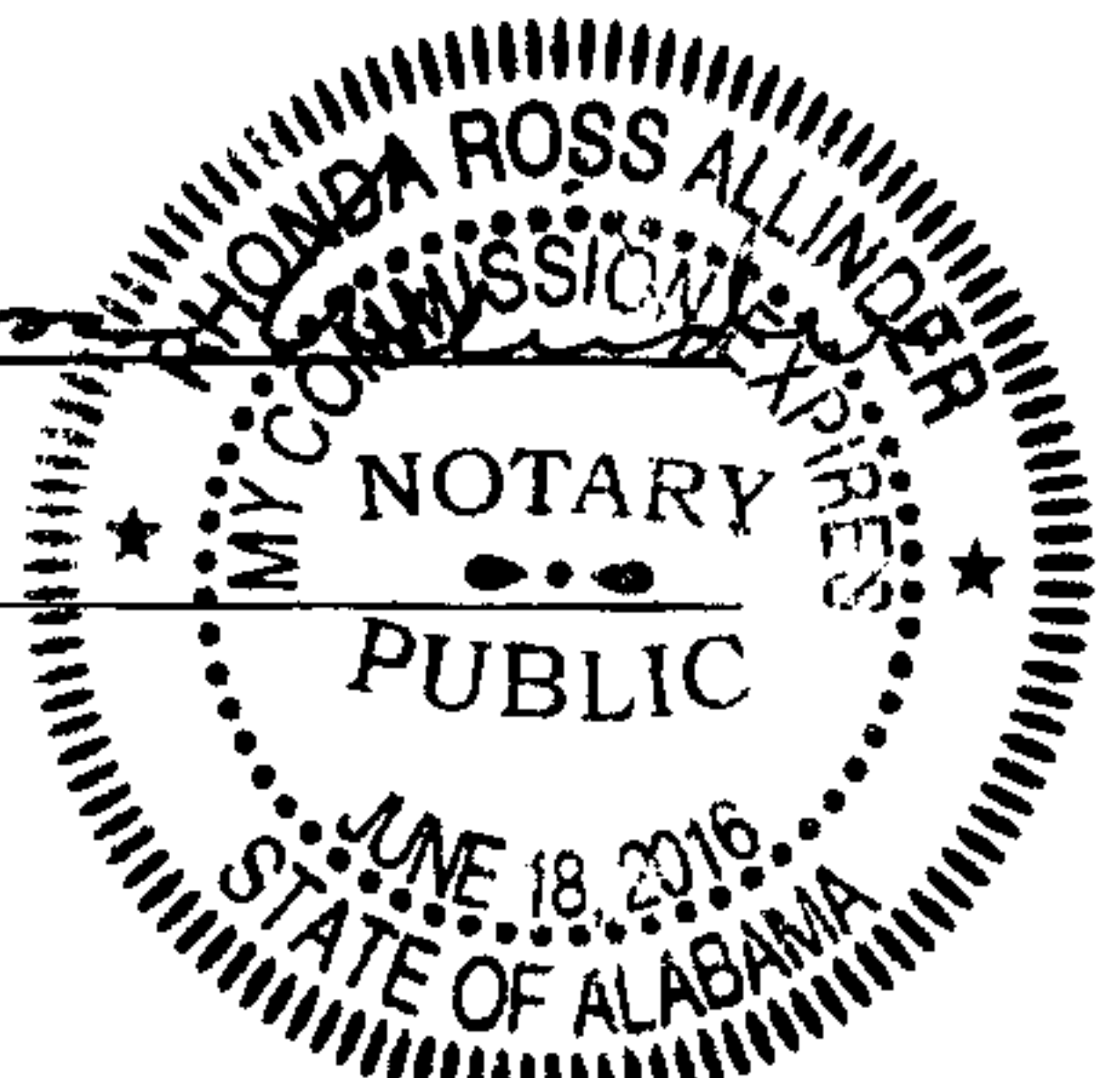
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Wayne Graves**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of January, 2013.

  
20130206000054080 1/3 \$641.00  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:02:42 PM FILED/CERT

Rhonda Ross Allinder  
Notary Public  
My Commission Expires:



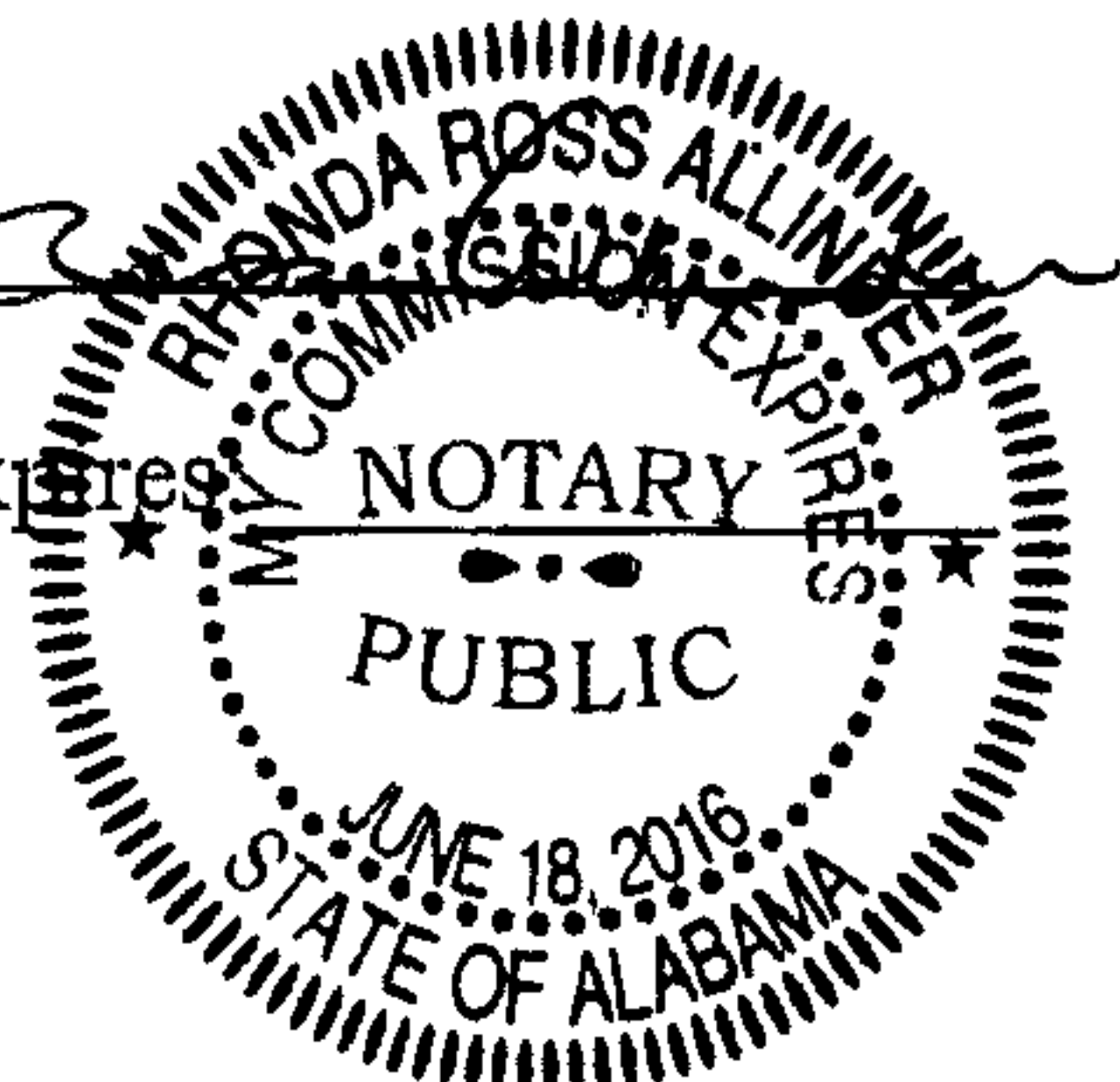
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patti Layne Graves**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17<sup>th</sup> day of January, 2013.

Shelby County, AL 02/06/2013  
State of Alabama  
Deed Tax: \$623.00

Rhonda Ross Allinder  
Notary Public  
My Commission Expires:



## EXHIBIT "A"

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West and run East along the South line of said 1/4-1/4 section a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 75 degrees, 29 minutes and run Northerly along said Westerly right of way line a distance of 400.0 feet to the point of beginning; thence continue Northerly along said Westerly right of way line a distance of 160.0 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Westerly direction a distance of 318.23 feet to a point on the Easterly right of way of Louisville & Nashville Railroad; thence turn an angle to the left of 97 degrees, 38 minutes, 30 seconds and run Southerly along said Easterly right of way line a distance of 161.43 feet; thence turn an angle to the left of 82 degrees, 21 minutes, 30 seconds and run Easterly a distance of 296.76 feet to the point of beginning; being situated in Shelby County, Alabama.



20130206000054080 2/3 \$641.00  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:02:42 PM 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 Jerry Wayne Graves  
Mailing Address Patti Layne Graves  
5167 Greystone Way  
Birmingham, AL 35242

Grantee's Name Brock Maddox, LLC  
Mailing Address 5167 Greystone Way  
Birmingham, AL 35242

Property Address 1301 - 1st St. N.  
Alabaster, AL 35007

Date of Sale 01/17/2013  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 622,570.00



20130206000054080 3/3 \$641.00  
Shelby Cnty Judge of Probate, AL  
02/06/2013 03:02:42 PM 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  
☐ 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 licensed 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 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 1/17/13

Print Stephanie Jones

Unattested

Sign Stephanie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1