

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED TWENTY ONE THOUSAND THREE HUNDRED THIRTY THREE DOLLARS and NO/00 (\$321,333.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Owens Properties and Holding, LLC*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Claire Owens*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

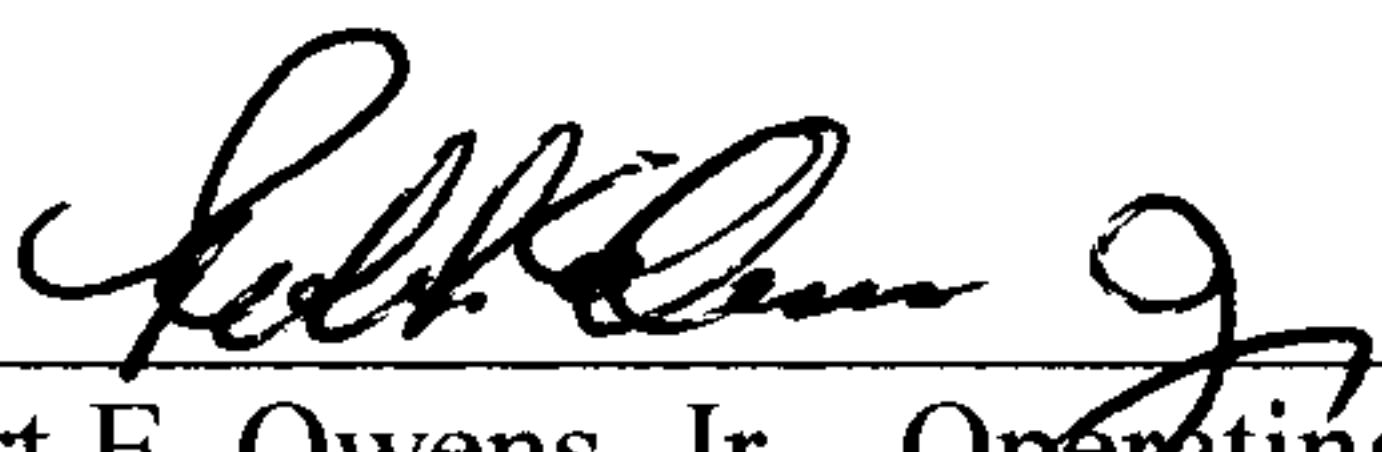
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of September, 2014.



Robert E. Owens, Jr – Operating Member



Larry Wayne Owens – Member



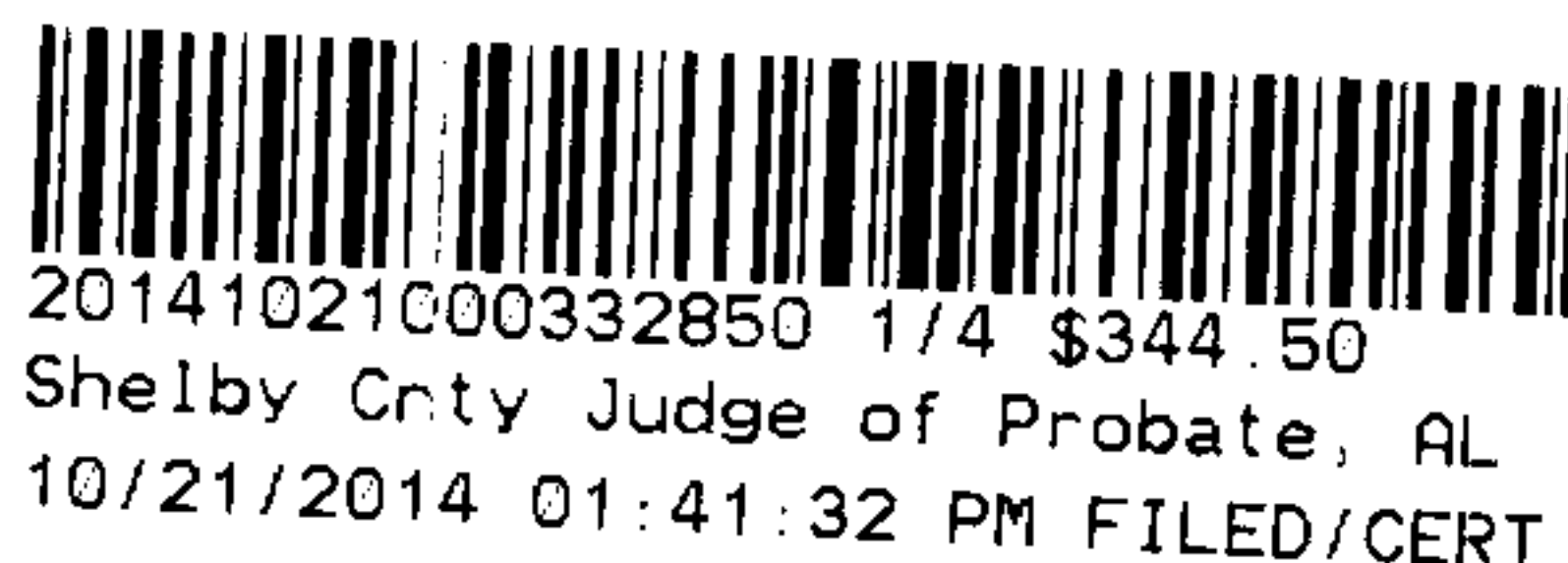
Claire Owens – Member



Lindsay Handley – Member



~~Haley~~ Handley –Member
Kathy

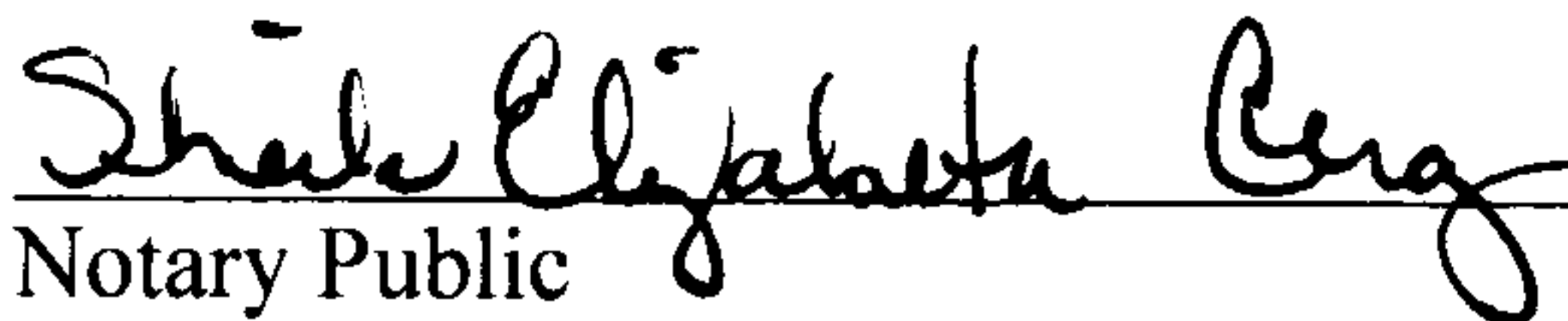


STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/21/2014
State of Alabama
Deed Tax: \$321.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Owens, Jr, as Operating Member, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014.



Notary Public
My Commission Expires: 12/19/15

· STATE OF ALABAMA)
· COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Wayne Owens, as Member, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014

Shirley Elizabeth Guy
Notary Public
My Commission Expires: 12/19/15

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claire Owens, as Member, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014

Shirley Elizabeth Guy
Notary Public
My Commission Expires: 12/19/15

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lindsay Handley, as Member, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014

Shirley Elizabeth Guy
Notary Public
My Commission Expires: 12/19/15

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Haley Handley, as Member, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2014

Shirley Elizabeth Guy
Notary Public
My Commission Expires: 12/19/15




20141021000332850 2/4 \$344.50
Shelby Cnty Judge of Probate, AL
10/21/2014 01:41:32 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

PARCEL "X3"

Commence at the Southwest Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 2, T-20S, R-3W; thence run northerly along the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section for 865.93 feet to a point; thence turn a deflection angle of 90° to the right and run easterly for 260.00 feet to a point; thence turn a deflection angle of 90° to the left and run 340.00 feet to a point; thence turn a deflection angle of $28^{\circ} 12' 59''$ to the right and run northeasterly for 284.18 feet to the point of beginning of the parcel herein described; thence continue along the last described course in a northeasterly direction for 578.53 feet to a point; thence turn a deflection angle of $80^{\circ} 25' 11''$ to the right and run 1229.17 feet to a point; thence turn a deflection angle of $95^{\circ} 16' 46''$ to the right and run 350.00 feet to a point; thence turn a deflection angle of 90° to the right and run 260.00 feet to a point; thence turn a deflection angle of 90° to the left and run 340.00 feet to a point; thence turn a deflection angle of 90° to the right and run 1007.34 feet to the point of beginning. Said parcel of land is lying in the South $\frac{1}{2}$ of Section 2, T-20S, R-3W, and contains 16.06 acres. Parcel subject to deeds, easements and rights-of-way of record.


20141021000332850 3/4 \$344.50
Shelby Cnty Judge of Probate, AL
10/21/2014 01:41:32 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	<u>Owens Properties</u>	Grantee's Name	<u>Claire Owens</u>
Mailing Address	<u>3492 Bearden Lake</u> <u>Helena, AL 35080</u>	Mailing Address	<u>3500 Bearden Ln</u> <u>Helena, AL 35080</u>
Property Address	<u>NO Assign Address</u>	Date of Sale	_____
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>\$321,333.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>1/3 tax value</u>
<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 _____

Print Claire Owens

Unattested _____

Sign Claire Owens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20141021000332850 4/4 \$344.50
Shelby Cnty Judge of Probate, AL
10/21/2014 01:41:32 PM FILED/CERT

Form RT-1