

This instrument prepared by:  
Clark R. Hammond  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
George L. Carter dba  
Carter Properties  
164 Windsor Lane  
Pelham, AL 35124

**WARRANTY DEED**

**20150420000125470**  
**04/20/2015 09:10:20 AM**  
**DEEDS 1/5**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY         )**

Tax Parcel No. 13-7-36-1-001-027.002 and 13-7-36-1-001-027.000  
Property Address: 1556 Simmsville Road, Alabaster, Alabama 35007

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Four Hundred Eighty Thousand and No/100 Dollars (\$480,000.00) to the undersigned GRANTOR, **Five Star Properties, L.L.C.**, an Alabama limited liability company, whose address is 270 Yeager Parkway, Pelham, Alabama 35124 ("GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **George L. Carter dba Carter Properties**, whose address is 164 Windsor Lane, Pelham, AL 35124 ("GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

**Subject to:**

1. All taxes for the year 2015 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 217, page 131, in the Probate Office of Shelby County, Alabama.
4. Sanitary Sewer Easement recorded in Instrument 1996-34793, in the Probate Office of Shelby County, Alabama.
5. Easement for ingress and egress recorded in Instrument Deed Book 332, pages 881, 882 and 48 and Instrument 2005091900048340 in the Probate Office of Shelby, Alabama.
6. 30 foot Easement for ingress and egress recorded in Instrument 1999-50684, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2004020600062030, in the Probate Office of Shelby County, Alabama.
8. Attention is directed to the fact that subject property abuts Interstate 1-65, a limited access way, with rights of access limited to those points designated by the Department of Transportation or other appropriate department.
9. Parcel II contained in this commitment only has access through Parcel I.

10. Less and except any portion of subject property lying within a road right of way.

**TO HAVE AND TO HOLD** to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, GRANTOR, has set its signature as the act of such GRANTOR, this the 31st day of March, 2015.

**GRANTOR:**

**Five Star Properties, L.L.C.**

By: 

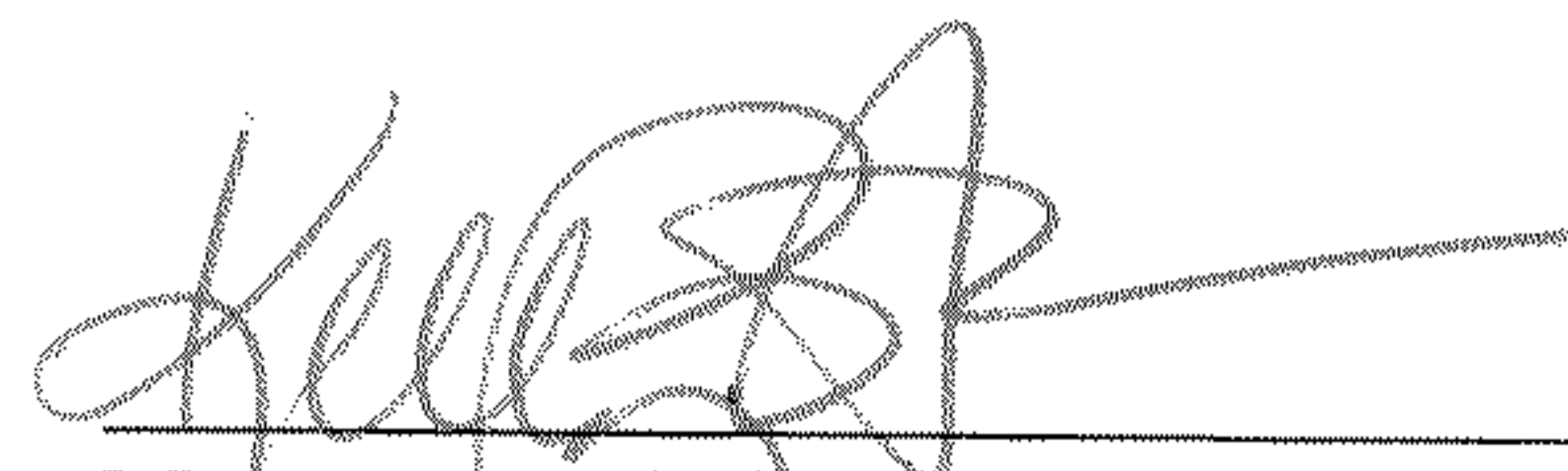
Ted S. Odom  
Its Member

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted S. Odom, whose name as Member of Five Star Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 31st day of March, 2015.



Notary Public

My Commission Expires: 10-21-2018



**Exhibit "A"**

Legal Description

PARCEL I:

A parcel of land located in the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North 00°00'00" East along the West line for 447.26 feet; thence left 90° and run West 101.26 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence right 110°58'30" and run Northeasterly along said right of way 258.43 feet; thence left 90° and run Northwesterly 10.00 feet to a point; thence right 90° and run Northeasterly along said right of way 122.94 feet to a point of curve of a curve to the right, having a radius of 1607.04 feet and a central angle of 0°45'02"; thence run Northeasterly and along arc of said curve 21.08 feet to a point on said curve; thence right 90° from tangent of said point and run Southeasterly 10.00 feet to a point on a curve of said right of way having a radius of 1597.04 feet and a central angle of 3°49'02"; thence turn left 90° to the tangent of said point on said curve and run Northeasterly and along arc of said right of way 106.40 feet to the Point of Beginning of herein described parcel; said point being on the continued curve to the right having a central angle of 5°09'44" and a radius of 1597.04 feet; thence run Northeasterly along arc of right of way 143.89 feet; thence right 57°25'33" from tangent of said point and run Easterly 196.73 feet; thence right 100°40'15" and run Southwesterly 172.91 feet; thence right 80°40'57" and run Westerly 156.36 feet; thence right 26°03'31" and run Northwesterly 90.45 feet to the Point of Beginning.

PARCEL II:

A parcel of land located in the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama:

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North 00°00'00" East along the West line for 447.26 feet; thence left 90° and run West 101.26 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence right 110°58'30" and run Northeasterly along said right of way 255.43 feet; thence left 90° and run Northwesterly 10.00 feet to a point; thence right 90° and run Northeasterly along said right of way 122.94 feet to a point of curve of a curve to the right, having a radius of 1607.04 feet and a central angle of 0°45'02"; thence run Northeasterly and along arc of said curve 21.05 feet to a point on said curve; thence right 90° from tangent of said point and run Southeasterly 10.00 feet to a point on a curve of said right of way having a radius of 1597.04 feet and a central angle of 8°58'46"; thence turn left 90° to the tangent of said point on curve and run Northeasterly and along arc of said right of way 250.29 feet; thence right 57°25'33" from tangent of said point and run Easterly 196.73 feet to the POINT OF BEGINNING of herein described parcel; thence continue along last course 90.00 feet to a point on a curve on the Westerly right of way of 1-65 having a radius of 11334.30 feet



and a central angle of  $0^{\circ}52'26''$ ; thence turn right  $88^{\circ}58'13''$  to the tangent of said point on curve and run Southerly along arc of said right of way 172.86 feet; thence right  $91^{\circ}30'33''$  from tangent of said point and run Westerly 123.84 feet; thence right  $99^{\circ}19'03''$  and run Northeasterly 172.91 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described property:

A parcel of land situated in the North 1/2 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 36 and run North along West line of said 1/4-1/4 Section, for a distance of 447.26 feet to a point; thence left  $90^{\circ}$  and run West for a distance of 101.26 feet to a point on the Southeasterly right of way of Shelby County Road #11; thence right  $110^{\circ}58'30''$  for a distance of 255.43 feet to a point on said right of way; thence left  $90^{\circ}$  and run Northwesterly 10.00 feet to a point on said right of way; thence right  $90^{\circ}$  and run Northeasterly 122.94 feet to a point on said right of way and also being a point on a curve to the right, having a radius of 1607.04 feet and a central angle of  $00^{\circ}46'02''$  for an arc distance of 21.06 feet to a point on said right of way; thence right  $90^{\circ}$  from tangent Southeasterly for 10.00 feet to a point on said right of way having a radius of 1597.04 feet and a central angle of  $3^{\circ}49'02''$  for an arc distance of 106.40 feet to a point on said right of way also being the Southwest corner of Shelby County tax parcel 13-7-36-1-001-27.002; thence right  $90^{\circ}$  from tangent for a distance of 90.46 feet to a point on the South boundary of said parcel; thence left  $26^{\circ}03'40''$  for a distance of 187.65 feet to a point on the South boundary of said parcel and also being the point of beginning; thence continue along said boundary for a distance of 25.00 feet; thence left  $90^{\circ}$  for a distance of 25.00 feet to a point; thence left  $90^{\circ}$  for a distance of 25.00 feet to a point; thence left  $90^{\circ}$  for a distance of 25.00 feet to a point, said point also being the point of beginning.



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Five Star Properties, LLC  
Mailing Address 270 Yeager Pkwy.  
Pelham, AL 35124

Grantee's Name George L. Carter dba Carter Enterprises  
Mailing Address 164 Windsor Lane  
Pelham, AL 35124

Property Address 1556 Simmsville Rd.  
Alabaster, AL 35007

Date of Sale 3/31/15

Total Purchase Price \$ 480,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

**20150420000125470**

**04/20/2015 09:10:20 AM**

**DEEDS 5/5**

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 3/31/15

Print Kelly B. Furgerson

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/20/2015 09:10:20 AM  
\$506.00 CHERRY  
20150420000125470

*[Signature]*

**Form RT-1**