

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



20150701000220300 1/3 \$140.00  
Shelby Cnty Judge of Probate, AL  
07/01/2015 09:27:41 AM FILED/CERT

[Space Above This Line For Recording Data]

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Hundred Thousand and no/100's Dollars (\$800,000.00)** and other good and valuable consideration to the undersigned,

**Brent Tree, LLC, an Alabama limited liability company**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Michael J. Burch**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land situated in the Southwest ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:**

**Commence at the Southwest corner of said ¼-¼ section; thence run East along the South ¼-¼ line of 552.40 feet; thence run in a Northeasterly direction along the East right of way of U.S. Highway # 31 a distance of 1115.99 feet to an iron pin found at the point where the South boundary line of Tract E intersects the East right of way line of U.S. Highway # 31 (being the southwest corner of Old Parcel I as recorded in Deed Book 21, Page 28, in the Probate Office of Shelby County, Alabama), said point being the point of beginning; thence continue last course a distance of 335.49 feet to an iron; thence turn right 63 degrees 21' 26" and run East a distance of 392.23 feet to an iron; thence turn right 90 degrees 04' 06" and run South a distance of 299.96 feet to an iron pin; thence turn right 89 degrees 56' 28" and run west a distance of 542.31 feet to the point of beginning; being situated in Shelby County Alabama.**

**Subject to:**

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Transmission line permit to Alabama Power Company as recorded in Deed Book 174, Page 304, Deed Book 174, Page 302 and Deed Book 245, Page 18.**
- 3. Less and except Highway right of way.**

Shelby County, AL 07/01/2015  
State of Alabama  
Deed Tax: \$120.00

4. Condemnation for right of way as described in condemnation proceedings in Final Record 16, Page 65.
5. Easement agreement with Jefferson Federal recorded in Real 230, Page 615.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

**\$680,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

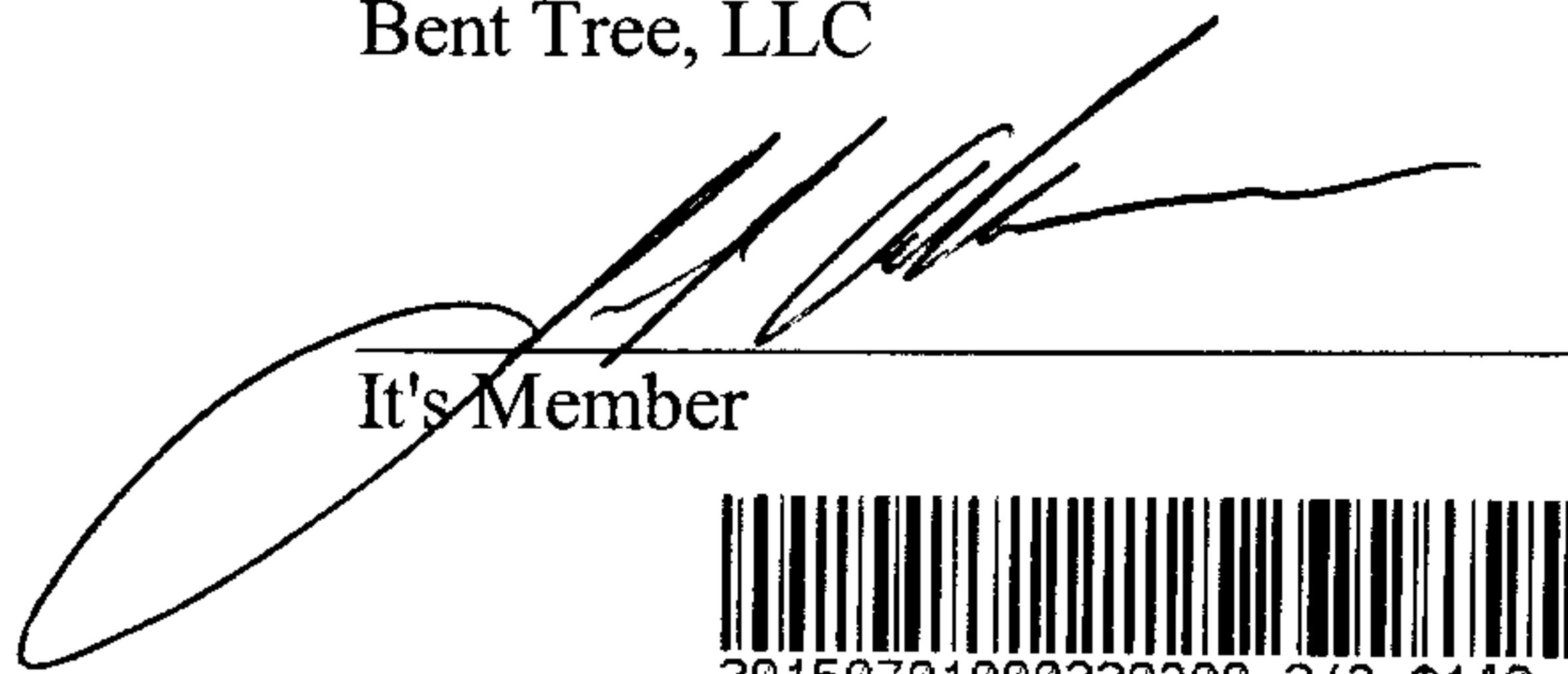
TO HAVE AND TO HOLD, unto the said grantee, Michael Burch and his heirs, successors and assigns..

Grantor does, for itself and for it's successors and assigns covenant with the said grantee, his heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 29th day of June, 2015.


ATTEST:

Bent Tree, LLC



It's Member

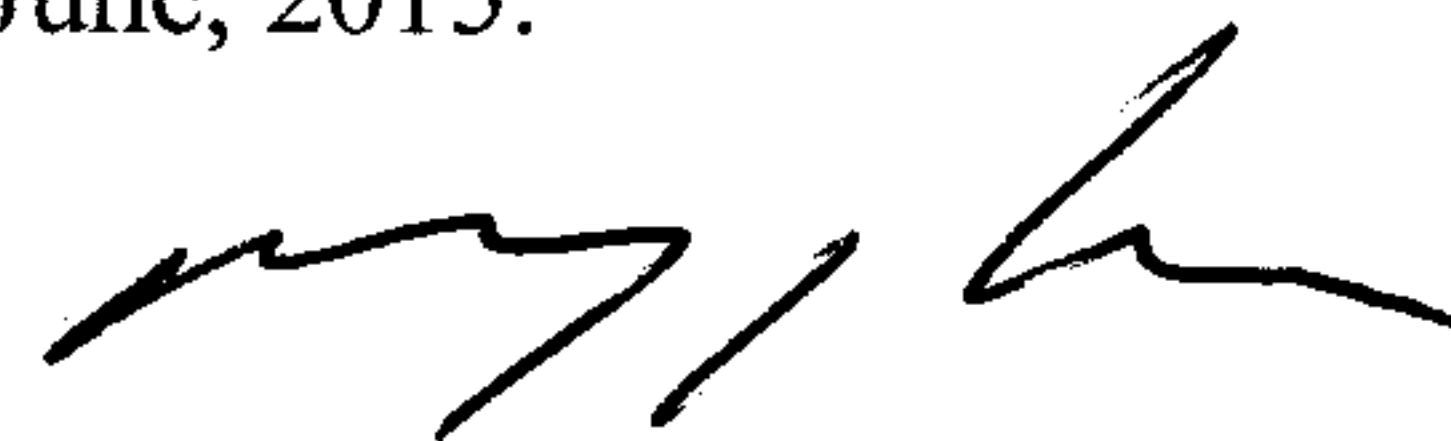
STATE OF ALABAMA  
SHELBY COUNTY



20150701000220300 2/3 \$140.00  
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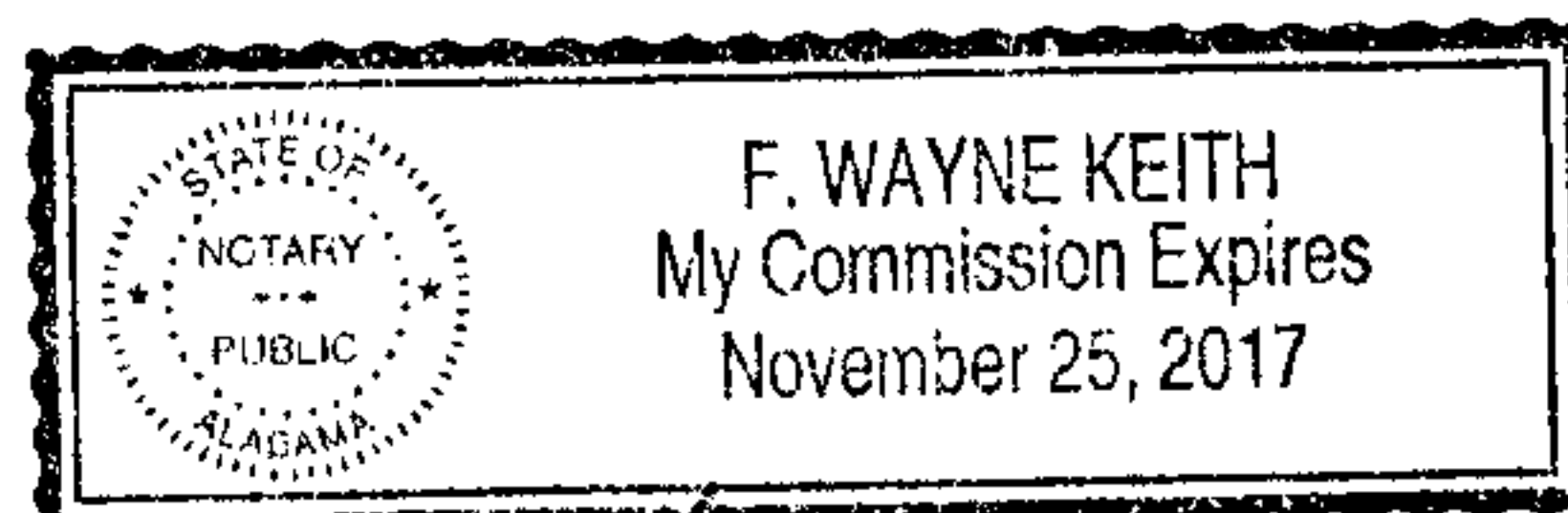
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, Jr. as Member of Bent Tree, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 29th day of June, 2015.



Notary Public

SEND TAX NOTICE TO:  
Michael Burch  
704 Heritage Park Lane  
Hoover, Alabama 35226





**Real Estate Sales Validation Form**

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

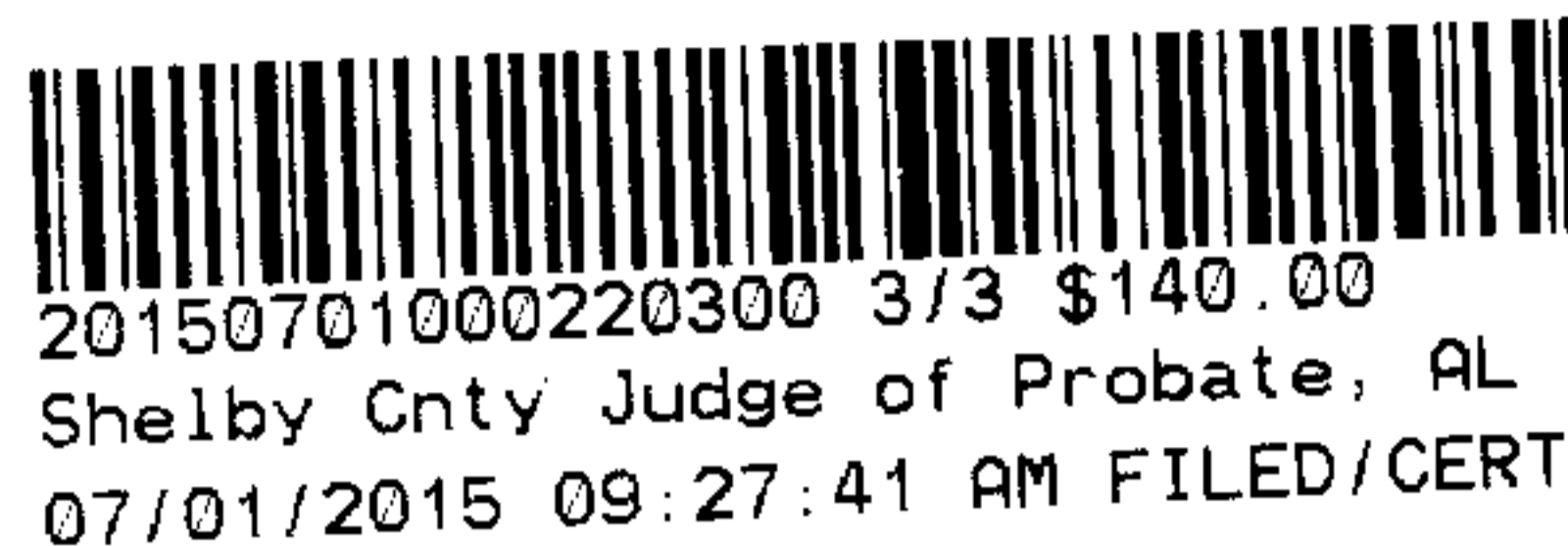
Grantors' Name: Bent Tree, LLC

Mailing Address : 120 Bishop Circle  
Pelham, AL 35124

Grantees' Name: Michael J Burch

Mailing Address: 704 Heritage Park Lane  
Hoover, AL 35226

Property Address: See legal description on Deed



Date of Transfer: June 29, 2015

Total Purchase Price \$800,000.00

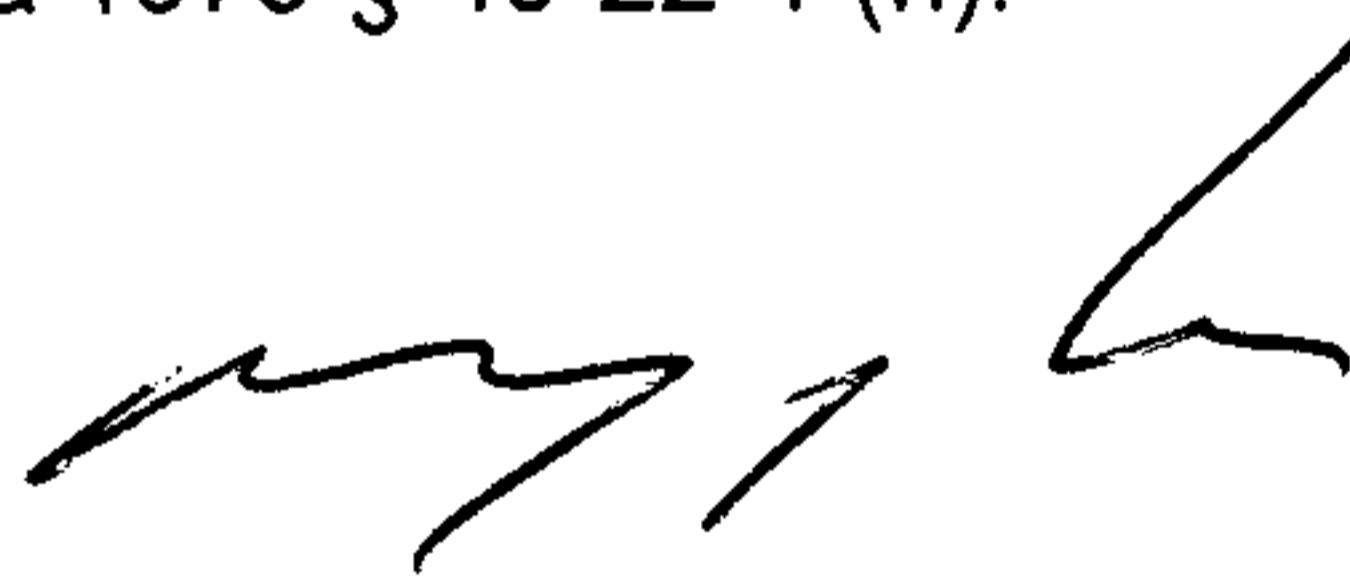
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- |   |                   |           |
|---|-------------------|-----------|
|   | Bill of Sale      | Appraisal |
| x | Sales Contract    | Other     |
| x | 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.

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 29, 2015

Sign   
verified by closing agent  
F. Wayne Keith Attorney

x