


**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
L & C Properties, LLC  
3500 Bearden Lane  
Helena, AL 35080

## GENERAL WARRANTY DEED

  
20101103000369290 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
11/03/2010 03:11:44 PM FILED/CERT

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Twenty Five Thousand dollars and Zero cents ( \$125,000.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Charlotte Patrick, an unmarried woman, individually and as Administrator of the Estate of James T. Patrick, Jr., Probate Case No. PR-2010-000022, Robbi Beshnak, a married person, Kristie Segers, a married person, and Tracie Martin, an unmarried person**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **L & C Properties, LLC** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot No. 1, in Block 3, and the S  $\frac{1}{2}$  of Lot No. 2, in Block 3, according to Nickerson & Scott Survey of part of the E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 35, and a part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West, in Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Records of Shelby County, Alabama, that abuts Lot 1, in Block 3, and the S  $\frac{1}{2}$  of Lot 2 in Block 3 of said Nickerson & Scott Survey.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The above described property does not constitute the homestead of any of the married grantors, nor that of their respective spouses, neither is it contiguous thereto.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

FILE NO: 20102186

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on <sup>27th</sup> ~~1st~~ day of October, 2010

Charlotte Patrick  
Charlotte Patrick, Administrator of the Estate  
of James T. Patrick, Jr.

Robbi Beshnak  
Robbi Beshnak

Charlotte Patrick  
Charlotte Patrick, individually

Kristie Segers  
Kristie Segers

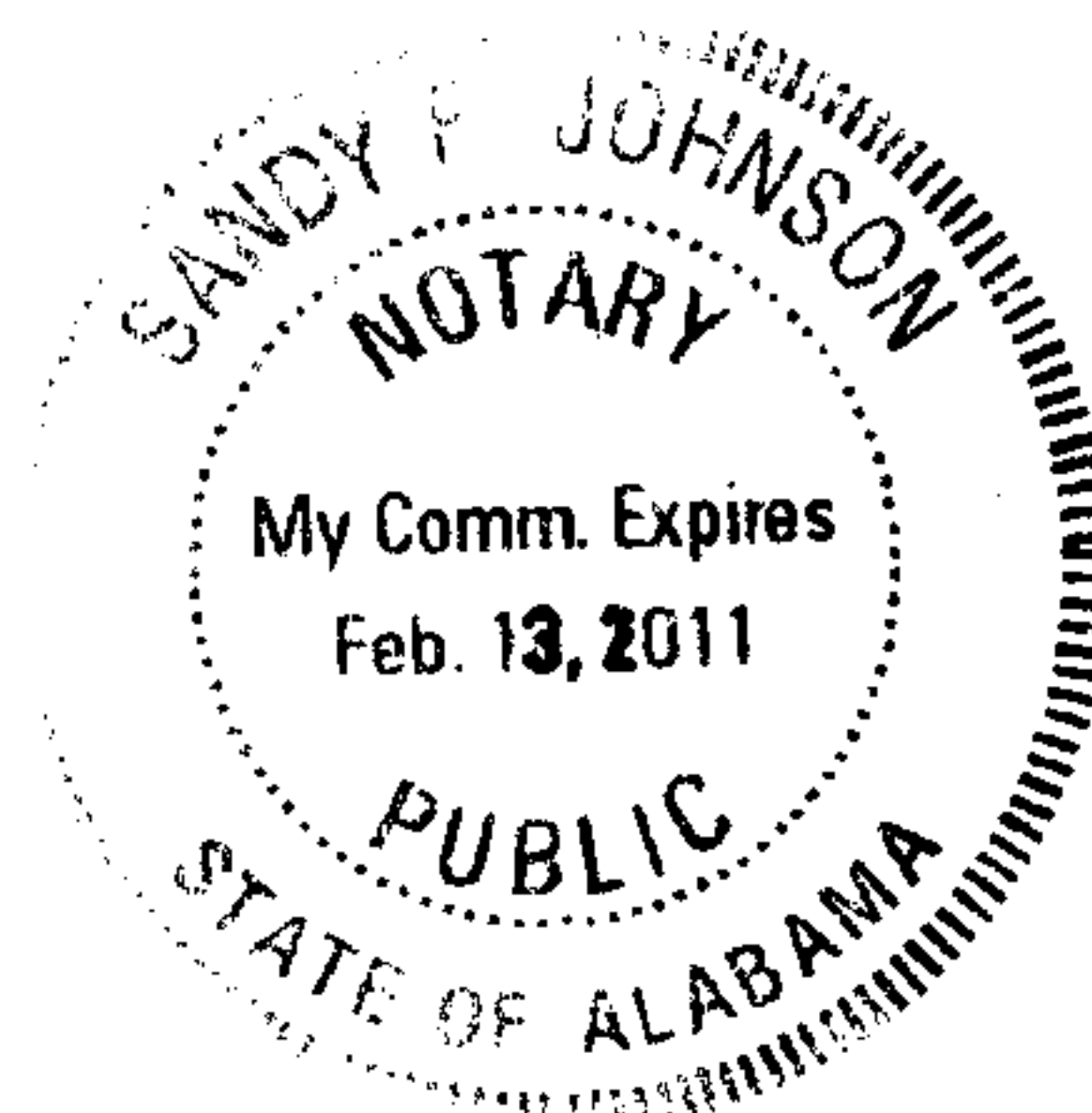
Tracie Martin  
Tracie Martin

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlotte Patrick, as Administrator of the Estate of James T. Patrick, Jr.**, whose name(s) is(are) signed to the foregoing conveyance as Administrator of said Estate, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily and as the act of said Estate on the day the same bears date.

Given under my hand and official seal on 27<sup>th</sup> day of October, 2010.

Sandy F. Johnson  
Notary Public  
Commission Expires:



STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlotte Patrick, Robbi Beshnak, Kristie Segers and Tracie Martin** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 27<sup>th</sup> day of October, 2010.

James H. Strickland Jr.  
Notary Public  
Commission Expires: 5/14/11



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