

Send Tax Notice To:
Bailey & Owens Investment Co., Inc.
2649 Valleydale Road
Birmingham, Alabama 35244

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF NINTY EIGHT THOUSAND AND NO/DOLLARS (\$98,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KATHRYN ANNE SHARPE OLSON, as Personal Representative of the Estate of Annabelle A. Sharpe, deceased, Shelby County Probate Case No. PR-2011-000098** (hereinafter collectively referred to as Grantor) does grant, bargain sell and convey unto **BAILEY & OWENS INVESTMENT COMPANY, INC.** (hereinafter referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

Commence at SW ¼ corner of SW ¼ of SE ¼ of Section 16, Township 19, Range 2 West, go east along section line 710 feet; thence north 25° 30" east 973.7 feet; thence north 50° west 664 feet to a point of beginning; thence northeasterly and parallel with Little Cahaba Road a distance of 111 feet; thence north 50° west 336 feet to Little Cahaba Road; thence southwest along said road a distance of 111 feet; thence south 50° east a distance of 335 feet to original point of beginning. Situated in Shelby County, Alabama.

Annabelle A. Sharpe a/k/a Anna A. Sharpe was the surviving grantee of that deed recorded in Real 363, Page 121 in the Probate Office of Shelby County, Alabama. The other grantee, Clyde M. Sharpe, Sr., having died on or about the 25th day of June, 2002.

The above Property is conveyed subject to:

1. The lien of ad valorem and similar taxes for 2011 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights including but not limited to gas, oil, sand and gravel, in, on and under subject property; and release of damages; and
3. Any and all matters of record, including but not limited to easements, rights of

way, condemnations, and setback lines.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 7th day of September, 2011.

SELLER(S):

ESTATE OF ANNABELLE A. SHARPE,
Deceased, Case No. PR2011-000098

By: Kathryn Anne Sharpe Olson
Kathryn Anne Sharpe Olson
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kathryn Anne Sharpe Olson, as personal representative of the Estate of Annabelle A. Sharpe, deceased**, known to me acknowledged before me on this day, that she as such and with proper authority, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date for said estate.

Given under my hand and official seal this 7th day of September, 2011.

[Signature]
NOTARY PUBLIC

My commission expires: 7-14-2014

Shelby County, AL 09/08/2011
State of Alabama
Deed Tax: \$98.00