


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STATUTORY JOINT TENANCY WARRANTY DEED**

  
20120810000295710 1/4 \$39.00  
Shelby Cnty Judge of Probate, AL  
08/10/2012 12:43:49 PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Seventeen Thousand Eight Hundred and No/100 Dollars (\$17,800.00), the amount of which can be verified in the Sales Contract between the parties hereto,** and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, **Delaney Exchange, LLC & Springdale Stores Exchange, LLC (herein referred to as Grantor, whether one or more) whose mailing address is 225 Springhill Memorial Place, Mobile, AL 36608,** grant, bargain, sell and convey unto **Marcus E. Angle, Jr. and wife, Mary H. Angle (herein referred to as Grantees) whose mailing address is 5025 Castle Creek Court, Plano, TX 75093,** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama **the address of which is acreage with no address,** to-wit:

**As described on Exhibit "A" attached hereto and incorporated by reference herein.**

**SUBJECT TO:** (1) Taxes due in the year 2013 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Any portion of the subject property lying within any road right of way; (4) Mineral and mining rights not owned by the Grantors; (5) The fact that the property conveyed is under a current use assessment.

No access is afforded to the property conveyed herein across properties of the Grantor located north of the property conveyed herein.

Grantor represents and warrants that there are no fire dues owing with respect to the property conveyed herein.

**RESTRICTIONS:** The property conveyed herein may only be used for residential purposes and there shall be no more than two homes located on the property conveyed herein, none of which can be mobile homes.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

3 **IN WITNESS WHEREOF,** the undersigned has hereunto set his hand and seal, this the day of August, 2012.

Springdale Stores Exchange, LLC  
By: Springdale Stores, Inc.  
Its: Sole Member  
And Robert S. Frost, its Manager

Springdale Stores, Inc.

By:

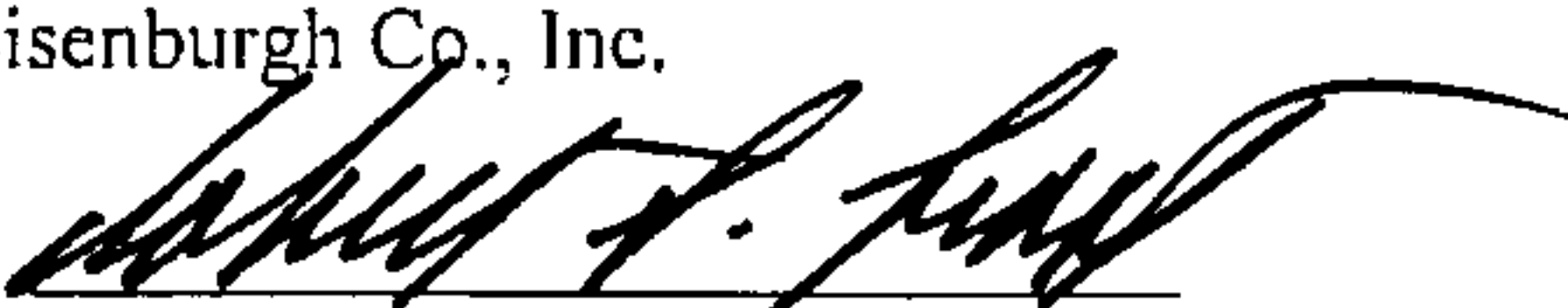
  
Robert S. Frost

Its: Chief Executive Officer and Manager of  
Springdale Stores Exchange, LLC

Delaney Exchange, LLC  
By: Weisenburgh Co., Inc.  
Its: Sole Member  
And Robert S. Frost, its Manager

Weisenburgh Co., Inc.

By:

  
Robert S. Frost

Its: Executive Vice President  
Manager of Delaney Exchange, LLC

(Notary Acknowledgments on following page)

Shelby County, AL 08/10/2012  
State of Alabama  
Deed Tax: \$18.00

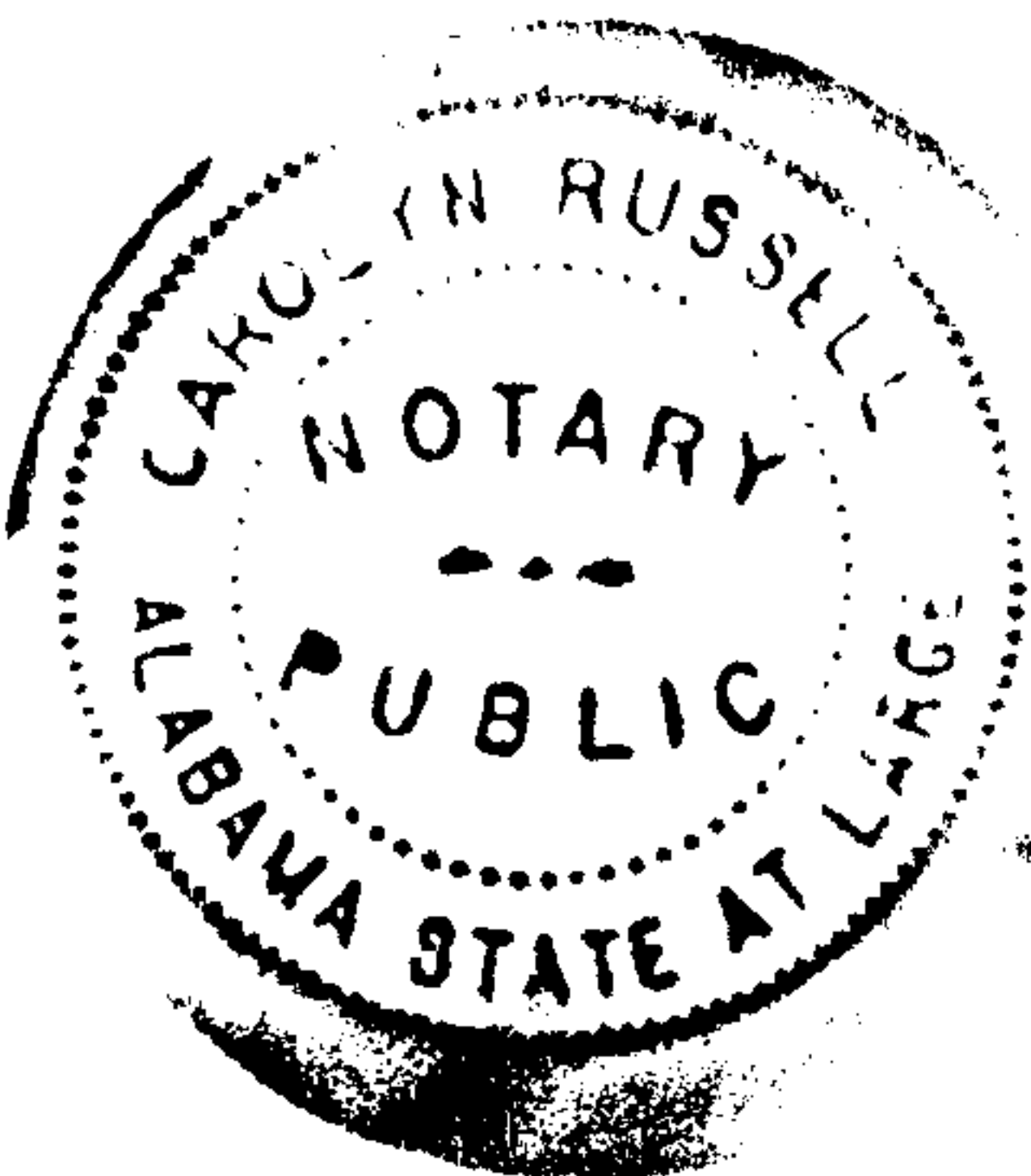
STATE OF ALABAMA )  
COUNTY )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT S. FROST as CEO + MANAGER of Springdale Stores, Inc. as Sole Manager of Springdale Exchange, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 3 day of August, 2012.

Carolyn Russell  
Notary Public  
My Commission Expires: 1/25/14



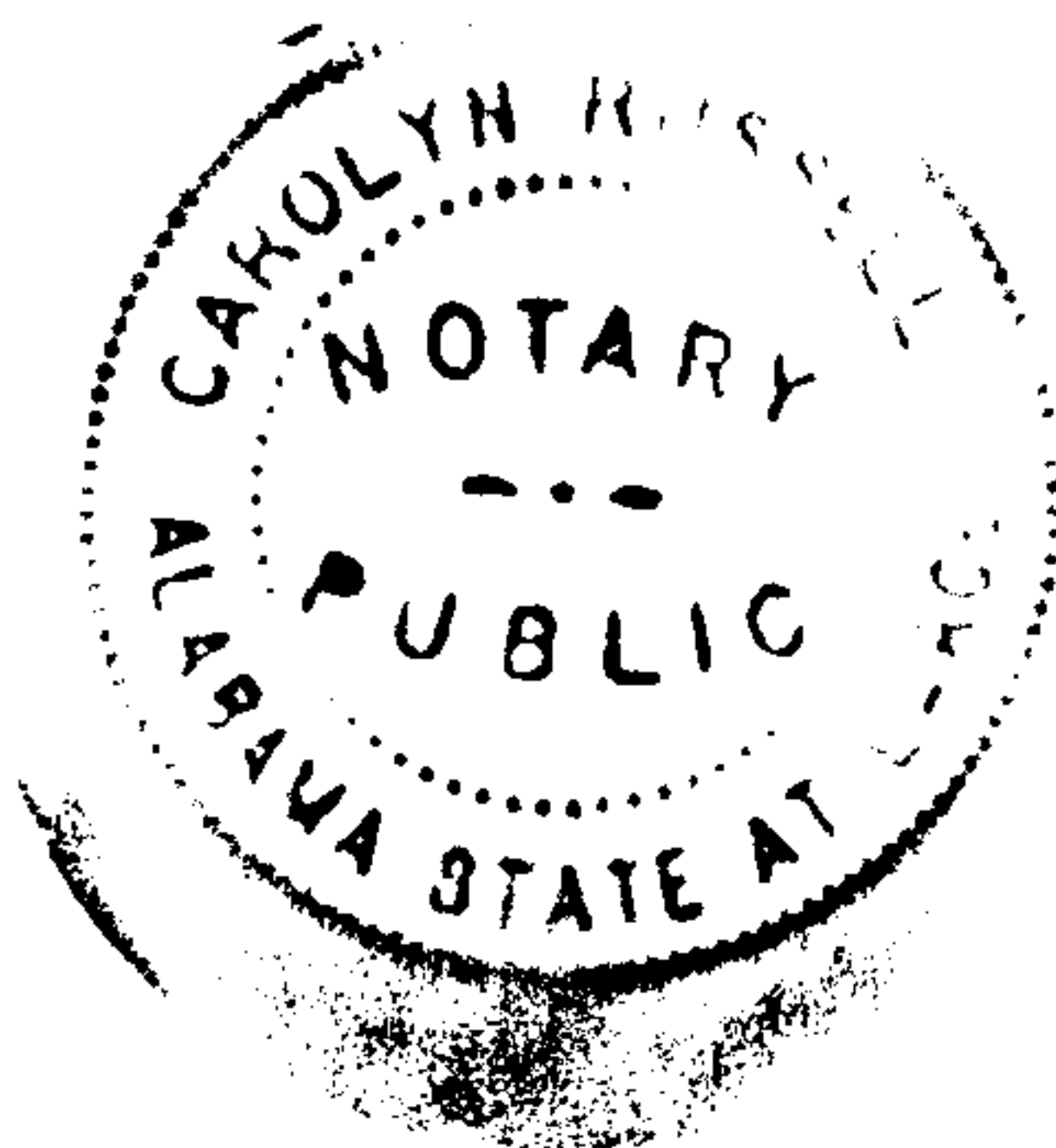
STATE OF ALABAMA )  
COUNTY )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT S. FROST as EXECUTIVE VP + MANAGER of Weisenburgh Co., Inc. as Sole Member of Delaney Exchange, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 3 day of August, 2012.

Carolyn Russell  
Notary Public  
My Commission Expires: 1/25/14



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# Exhibit A

Commence at the SW Corner of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama; thence N02°32'48"W, a distance of 688.38' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 50.00'; thence N88°38'46"E, a distance of 1549.06'; thence S00°07'47"E, a distance of 50.00'; thence S88°38'46"W, a distance of 1546.95' to the POINT OF BEGINNING.

Said Parcel containing 1.78 acres, more or less.

This legal description is based on a survey completed by R.C. Farmer & Associates, no field work has been done at this time



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**Real Estate Sales Validation Form**

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

Grantor's Name: Delaney Exchange, LLC  
& Springdale Stores Exchange, LLC

Mailing Address

225 Springhill Memorial Place

Mobile, AL 36608

Property Address

Acreage with no property

Grantee's Name: Marcus & Mary Angle

Mailing Address

5025 Castle Creek Court

Plano, TX, 75093

Date of Sale

Total Purchase Price \$ 17,800.00

or

Actual Value \$

or

Assessor's Market Value \$

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 X 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 8.7.12

Print JAMES F. BURFORD III

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of August, 2012.

[Signature]  
Notary Public

My Commission Exp. 10.22.14