

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
Carolyn Ann Dickson
5440 Dickson Court
Birmingham, AL 35242

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 22 day of May, 2012 by **STILLMEADOW FARM, LTD.**, an Alabama limited partnership ("Grantor"), in favor of **CAROLYN ANN DICKSON**, an unmarried woman ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes due and payable for the current year and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 60 Page 260 and Deed Book 51 Page 544 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office").
4. Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 Page 574 and amended by agreement as set out as Inst. #1993/20840 and Inst. #1992/20786 in the Probate Office.
5. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in the Probate Office.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 19 Page 121 in the Probate Office.
7. Reciprocal Easement Agreement pertaining to access and roadway easements as set out in Real 312 Page 274 and 1st amended by Real 317 Page 253 and 2nd amended as Inst. #1993/3124 in the Probate Office.

8. Declaration of Use Restrictions and Easements dated as of the date hereof and recorded contemporaneously herewith in the Probate Office.

9. A 10 foot easement along the Northerly side, 7.5 feet along the Easterly side, 10 foot through center of lot, and power box on the Southerly side as shown on survey by K.B. Weygand & Associates, P.C. dated 01/11/99.

10. All other easements and restrictions of record.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, forever, subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

STILLMEADOW FARM, LTD., an Alabama limited partnership

By: **STILLMEADOW, LLC.**, a Delaware limited liability company, General Partner

By: *Debra Jane Fishburne*
Debra Jane Fishburne, Member

[Signature]
Walter David Dickson, Jr., Member

Carolyn Ann Dickson
Carolyn Ann Dickson, Member



20120905000335340 2/5 \$49.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Debra Jane Fishburne, whose name as Member of StillMeadow L.L.C., a Delaware limited liability company, as General Partner of StillMeadow Farm Ltd., an Alabama limited partnership, 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 said instrument, she as such Member and with full authority, executed the same voluntarily on behalf of said limited liability company in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 2nd day of May, 2012.

Debra Alder Shee
Notary Public
My commission expires: April 26, 2013

[NOTARIAL SEAL]

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Walter David Dickson, Jr., whose name as Member of StillMeadow L.L.C., a Delaware limited liability company, as General Partner of StillMeadow Farm Ltd., an Alabama limited partnership, 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 said instrument, he as such Member and with full authority, executed the same voluntarily on behalf of said limited liability company in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 2nd day of May, 2012.

Debra Alder Shee
Notary Public
My commission expires: April 26, 2013

[NOTARIAL SEAL]

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Carolyn Ann Dickson, whose name as Member of StillMeadow L.L.C., a Delaware limited liability company, as General Partner of StillMeadow Farm Ltd., an Alabama limited partnership, 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 said instrument, she as such Member and with full authority, executed the same voluntarily on behalf of said limited liability company in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 2nd day of May, 2012.

Debra Alder Shee
Notary Public
My commission expires: April 26, 2013

[NOTARIAL SEAL]

EXHIBIT A

Legal Description of Greystone Lots

A parcel of land situated in the NW1/4 of the N/W1/4 of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped iron locally accepted to be the Northwest corner of said Section 27; thence run in an easterly direction along the North line of said Section 27 for a distance of 390.00 feet to the Northernmost corner of Lot 18 in Greystone 7th Sector Phase II as recorded in Map Book 19, on Page 121, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 96 degrees 28 minutes 52 seconds and run in a southwesterly direction along the Northwest line of said Lot 18 for a distance of 165.00 feet to the Northeast corner of Lot 12 in said Greystone 7th Sector Phase II; thence turn an angle to the right of 70 degrees 37 minutes 37 seconds and run in a southwesterly direction along the Northwest line of said Lot 12 for a distance of 147.49 feet to the Northwest corner of said Lot 12, said corner being on the Northern right of way line of Rosemont Road as recorded in said Greystone 7th Sector Phase II, said corner also being on a curve to the left having a central angle of 117 degrees 48 minutes 01 second and a radius of 50.00 feet; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a northwesterly direction along the arc of said curve and also along said Northern right of way line for a distance of 102.79 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a northwesterly direction for a distance of 224.34 feet to the point of beginning. Said parcel containing 53,362 square feet, more or less.



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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 Stillmeadow Farm Ltd.
Mailing Address 1479 Milner Crescent
Birmingham AL 35205

Grantee's Name Cacolya Ann Dickson
Mailing Address 5440 Dickson Court
Birmingham AL 35242

Property Address N/A
Vacant Land Rosemont
Circle

Date of Sale 05/22/2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 24,600.00

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
 Sales Contract Other 2012 Assessor's MV
 Closing Statement Record 03 8 27 0 007 010.000

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 8/29/12

Print STILLMEADOW FARM, LTD.
By: STILLMEADOW, LLC, General Partner
By: Debra D. Fishburne, Mem/Mgr.

Sign Debra D. Fishburne

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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Shelby Cnty Judge of Probate, AL
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