

*This Instrument Prepared By, And  
After Recording Return To:*

*Send Tax Notices To:*

**William S. Fishburne, III, Esq.  
Burr & Forman LLP  
420 North 20th Street  
3400 Wells Fargo Tower  
Birmingham, Alabama 35203  
Telephone: (205) 251-3000**

**Walter David Dickson, Jr.  
5450 Dickson Court  
Birmingham, AL 35242**

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**



20120905000335360 1/5 \$75.50  
Shelby Cnty Judge of Probate, AL  
09/05/2012 02:20:34 PM FILED/CERT

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT** for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned being all of the members of **STILLMEADOW FARM, LTD.**, an Alabama limited partnership (hereinafter referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **WALTER DAVID DICKSON, JR. and JENNIFER GAY DICKSON**, as joint tenants in common with right of survivorship (hereinafter referred to as "Grantees"), all right, title and interest of the Grantor in and to the following described real estate lying and situated in Shelby County, Alabama:

(See Exhibit A for legal description)

Said real estate is conveyed subject to the following, to-wit:

- 1) Lien of ad valorem taxes, charges and assessments for the current year and all subsequent years hereafter falling due; and
- 2) all easements, restrictions, reservations and covenants of record.

Together with all and singular, the rights, members, privileges, easements and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto the said Grantee forever.

**AND** Grantor does hereby represent, warrant and covenant with the Grantees and the heirs, successors and assigns of the Grantees that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all liens or encumbrances except as stated herein; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will, and the heirs, successors, and assigns of Grantor shall, forever warrant and defend the same unto the said Grantee, and the Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Shelby County, AL 09/05/2012  
State of Alabama  
Deed Tax: \$51.50

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be properly executed and delivered as of the 22 day of May, 2012.

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

Walter David Dickson, Jr.  
Walter David Dickson, Jr., Member

Carolyn Ann Dickson  
Carolyn Ann Dickson, Member

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 22<sup>nd</sup> day of May, 2012.

Debra Jane Fishburne  
Notary Public

[NOTARIAL SEAL]

My commission expires April 26, 2013



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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 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.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: April 26, 2013

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.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: April 26, 2013

## EXHIBIT A

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3 inch capped iron found locally accepted to be the Southwest corner of said Section 22; thence run on an assumed bearing of North 00 degrees, 02 minutes, 28 seconds West along the West line of said Section 22 for a distance of 665.86 feet to the point of beginning; thence continue North 00 degree, 02 minutes, 28 seconds West for a distance of 257.32 feet to a point; thence run South 81 degrees, 04 minutes, 44 seconds East for a distance of 72.99 feet to a point; thence run South 77 degrees, 42 minutes, 43 seconds East for a distance of 208.63 feet to a point; thence run North 80 degree, 44 minutes, 17 seconds East for a distance of 389.03 feet to a point; thence run South 01 degrees, 03 minutes, 03 seconds East for a distance of 252.07 feet to a point; thence run South 88 degrees, 56 minutes, 57 seconds West for a distance of 664.46 feet to the point of beginning; said parcel of land containing 3.32 acres, more or less.



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1987269



# 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 Walter David Dickson, Jr. and  
Jennifer Gay Dickson  
Mailing Address 5450 Dickson Court  
Birmingham AL 35242

Property Address 5450 Dickson Court  
Birmingham AL 35242  
Lot 1 Dickson Family  
Subdivision

Date of Sale 05/22/2012  
Total Purchase Price \$                       
or  
Actual Value \$                       
or  
Assessor's Market Value \$ 51,382

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  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☒ Other 2012 Assessor's MV  
Record 03 5 22 3002059:000 Pro

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

Unattested

Print By: STILLMEADOW FARM, LTD.  
By: Debra D. Fishburne, Gen'l Partner  
Sign Debra D. Fishburne

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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1 by)