

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: ZEN Properties, LLC
102 Mildred Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sharon Dawson Simmons Kelly and Beth Arnett, as Trustees of the Marital Trust Leon F. Kelly, Jr. Trust and under the Last Will and Testament of Leon F. Kelly Jr. Decease (the Marital Trust) undivided 66.67% interest and Mollie Lockett Kelly Thomas, undivided 33.33% interest (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ZEN Properties, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.


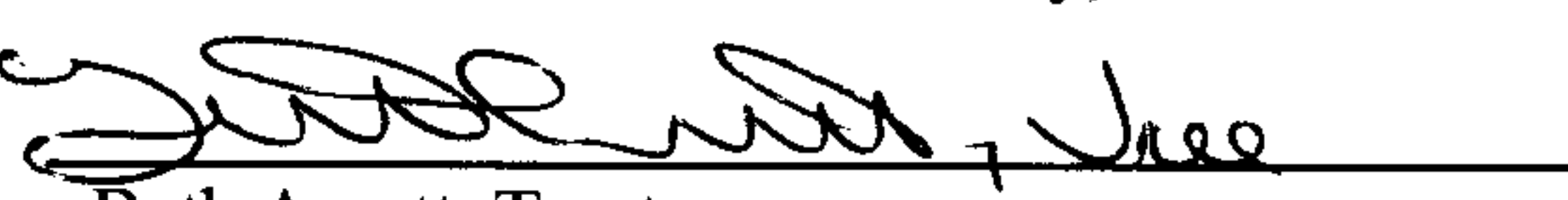

\$106,250.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of October, 2012.

_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

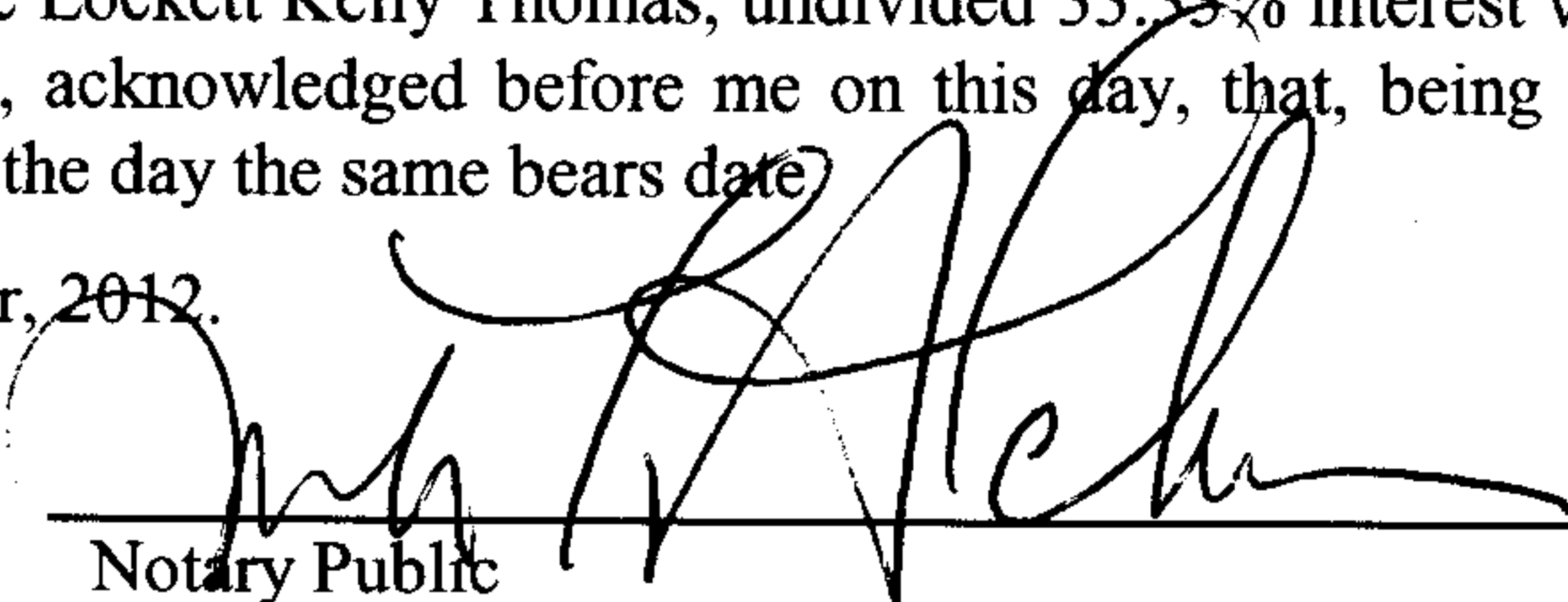
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Sharon Dawson Simmons Kelly and Beth Arnett, as Trustees of the Marital Trust Leon F. Kelly, Jr. Trust and under the Last Will and Testament of Leon F. Kelly Jr. Decease (the Marital Trust) undivided 66.67% interest and Mollie Lockett Kelly Thomas, undivided 33.33% interest whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 31st day of October, 2012.

My Commission Expires: 10-4-16



Notary Public


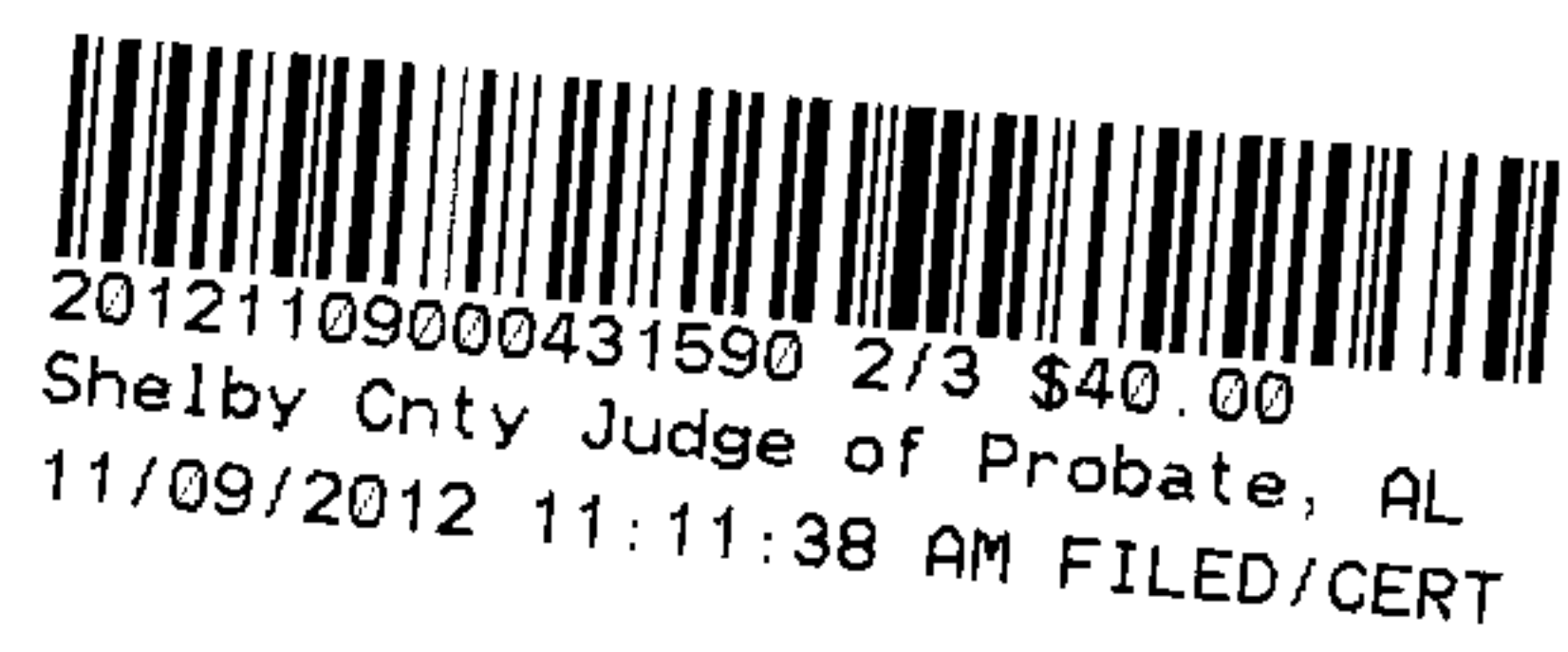

20121109000431590 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
11/09/2012 11:11:38 AM FILED/CERT

EXHIBIT A

Commence at the SE corner of the SE ¼ of NE ¼ of Section 26, Township 21 South, Range 1 West; thence North 3 degrees 30 minutes West a distance of 618.44 feet to the SE corner of the County Health Center property; thence South 68 degrees 38 minutes West along the NW margin of Mildred Street a distance of 205.0 feet to a point; thence North 76 degrees 07 minutes 30 seconds West a distance of 9.84 feet to the point of beginning of the lot herein conveyed; thence South 70 degrees 22 minutes 30 seconds West a distance of 33.44 feet; thence South 87 degrees 45 minutes West a distance of 48.30 feet to a point; thence North 1 degree 01 minute West a distance of 142.22 feet to a point; thence North 84 degrees 16 minutes East a distance of 75.0 feet to a point; thence South 3 degrees 12 minutes East a distance of 137.05 feet to the point of beginning. Situated in Shelby County, Alabama.



Shelby County, AL 11/09/2012
State of Alabama
Deed Tax:\$19.00

Real Estate Sales Validation Form

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

Grantor's Name Sharon Kelly
Mailing Address Birmingham
AL

Grantee's Name Zen Properties
Mailing Address 317 Hwy 675
Columbiana, AL 35051

Property Address 102 Mildred St
Columbiana
AL 35051

Date of Sale 10/31/12
Total Purchase Price \$ 125,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T Atchison

☐ Unattested _____
(verified by)

Sign Mike T Atchison Agent
(Grantor/Grantee/Owner/Agent) circle one

