Send tax notice to:
Double C Investments, LLC
2530 Creekview Drive
Birmingham, AL 35226

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

20121218000483970 1/4 $404.00
Shelby Cnty Judge of Probate, AL
12/18/2012 03:07:38 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Carol King Clark, formerly known as Carol K. Hughes, a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Double C Investments, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 1409, according to the Survey of Old Cahaba IV 2nd Addition Phase Two as recorded in Map Book 33, at Page 130 in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20081021000413070

Parcel II:

Lot 419, according to the Survey of Silver Creek Sector III, Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20081021000413210

Parcel III:

All of my undivided one-half (1/2) interest in and to:

Lot 30, according to the Amended Map of Wyndham, Bedford Sector, as recorded in Map Book 23, Page 10, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20030206000074280

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. Parcel I is also specifically subject to restrictions as shown on recorded plat and all outstanding rights of redemption, if any, in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20080509000191110, in the Probate Office of Shelby County, Alabama.

3. All other easements, mortgages, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The above property does not constitute the homestead of the Grantor.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on December 6, 2012.

Carol King Clark

Carol King Clark, formerly known as Carol K. Hughes

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I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Carol King Clark, formerly known as Carol K. Hughes, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on December 6, 2012.

Douglas L. McWhorter
Notary Public

Douglas L. McWhorter
Printed Name

(NOTARY SEAL)

My Commission Expires: 6/21/15

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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	Carol King Clark	Grantee's Name	Double C Investments, LLC
Mailing Address	2530 Creekview Drive Birmingham, AL 35226	Mailing Address	2530 Creekview Drive Birmingham, AL 35226
Property Address	Three Parcels	Date of Sale	
		Total Purchase Price	$
		or	
		Actual Value	$ 153,500 157,000
		Assessor's Market Value	$ 144,200 1/2 interest

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

Date of Sale - the date on which interest to the property was conveyed.

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Total purchase price - the total amount paid for the purchase of the prop[illegible] 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 12/13/12 Print Carol King Clark

___ Unattested Sign Carol King Clark

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1