

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

Send Tax Notice To:
C. Ray Dudley, Jr.
2101 Magnolia Avenue South
Birmingham, AL 35205

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28 day of December, 2012, by **C. RAY DUDLEY, JR.**, an unmarried person ("Grantor") who owns a 66.23% ownership interest, as tenant in common, with **STEWART R. DUDLEY** to **STEWART R. DUDLEY AND AHRIAN DUDLEY, AS CO-TRUSTEES OF THE DUDLEY FAMILY GST-EXEMPT TRUST DATED DECEMBER 28, 2012.**

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described on Exhibit "A" attached hereto and located in Shelby County, Alabama; to-wit:

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following exceptions:

1. Ad valorem taxes for the current year and all subsequent years not yet due and payable.
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights, if any, owned by Grantee.
4. Perpetual Easement and Right of Way with respect to the property described in Exhibit "B" attached hereto granted to Shelby County, Alabama and recorded in Book 245, Page 041 in the Office of the Judge of Probate of Shelby County, Alabama.

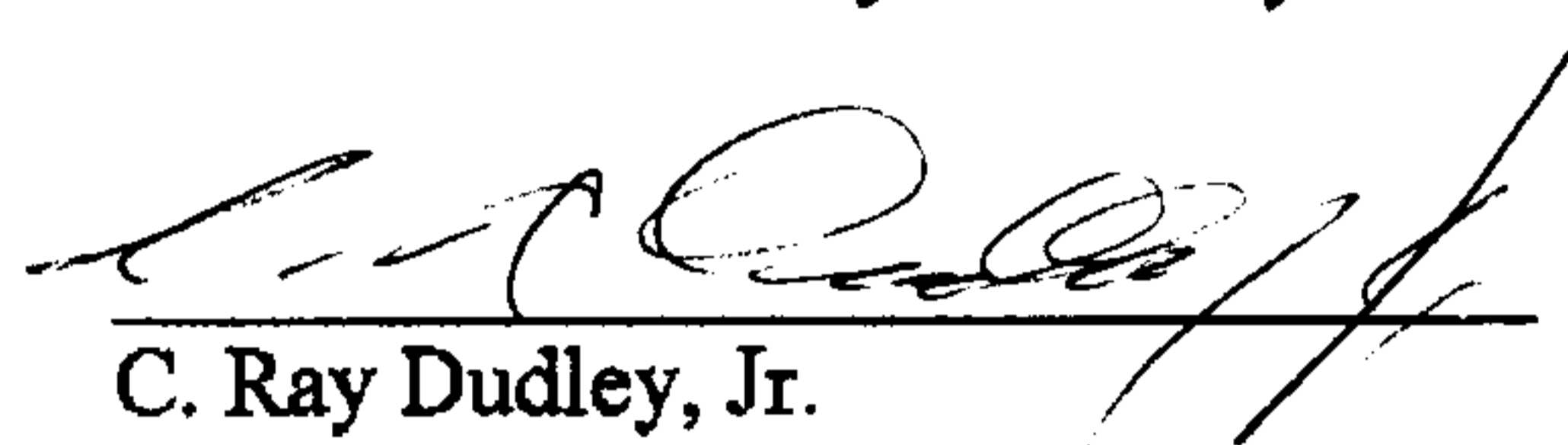
TO HAVE AND TO HOLD, to the said Grantee, their heirs, executors, successors and assigns forever.

The Grantor hereby covenants and agrees with Grantees, their heirs, executors, successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the

above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

This property is not the homestead of any Grantor or their spouses.

IN WITNESS WHEREOF, the Grantor caused this Statutory Warranty Deed to be executed on this 28th day of December, 2012.

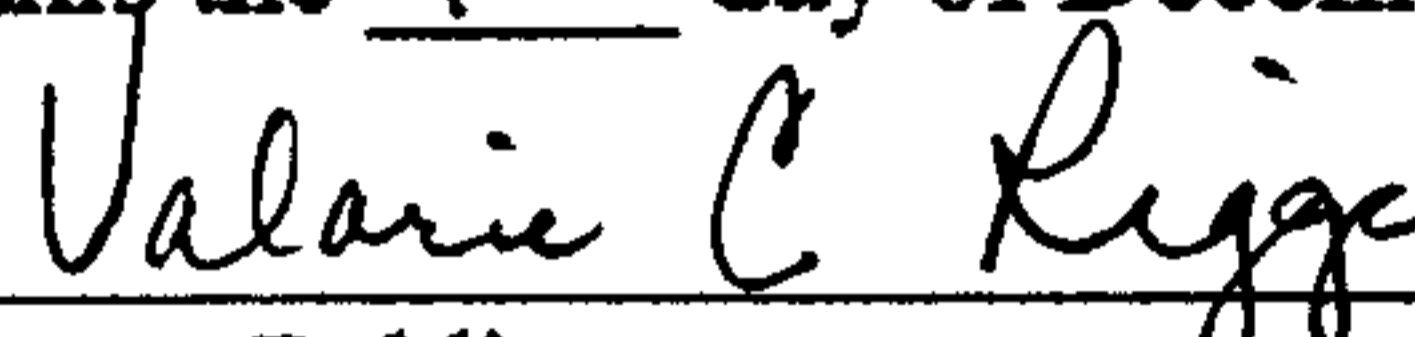

C. Ray Dudley, Jr.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Ray Dudley, Jr., is signed to the foregoing statutory warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said statutory warranty deed, he executed the same voluntarily.

Given under my hand and official seal, this the 28th day of December, 2012.


Notary Public
My Commission Expires: 12/2/13

THIS INSTRUMENT PREPARED BY:

Steven A. Brickman
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205



20121228000498040 2/6 \$729.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel I: A parcel of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 19 South Range 2 West and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 29, thence in a Southerly direction, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 215.46 feet to the Point of Beginning, thence continue along last described course, along said East line a distance of 44.54 feet, thence 38 degrees, 10 minutes 02 seconds left, in a Southeasterly direction, a distance of 888.85 feet to a point on the Northwest right-of-way line of Cahaba Valley Road (Shelby County Highway 119), thence 95 degrees 44 minutes 58 seconds right, in a Southwesterly direction along said right-of-way, a distance of 570.97 feet; thence 87 degrees 21 minutes 27 seconds right, in a Northwesterly direction, a distance of 639.67 feet; thence 23 degrees 00 minutes 17 seconds left, in a Northwesterly direction a distance of 149.38 feet; thence 61 degrees, 29 minutes, 11 seconds left, in a Southwesterly direction a distance of 258.11 feet; thence 64 degrees 50 minutes, 00 seconds right, in a Northwesterly direction a distance of 48.84 feet; thence 10 degrees 20 minutes 00 seconds right, in a Northwesterly direction, a distance of 165.93 feet to a point on the Southeast right-of-way line of an Alabama Power Company easement; thence 101 degrees 13 minutes 42 seconds right, in a Northeasterly direction along said right-of-way, a distance of 754.89 feet; thence 28 degrees 24 minutes 30 seconds right in a Northeasterly direction a distance of 176.20 feet to the Point of Beginning and containing 14.217 acres more or less. Being that same property conveyed to Parkview, Inc. by Grace A. Bishop and Quin W. Bishop in a deed recorded in Book 323, Page 174 in the Office of the Judge of Probate of Shelby County Alabama on November 7, 1979.

Parcel II: A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in a Southerly direction, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 215.46 feet to the Point of Beginning, thence continue along last described course a distance of 44.54 feet, thence 38 degrees, 10 minutes 02 seconds left, in a Southeasterly direction, a distance of 888.85 feet to a point on the Northwesterly right of way line of Shelby County Highway 119, thence 178 degrees 17 minutes 37 seconds left, in a Northwesterly direction, a distance of 924.28 feet to the Point of Beginning. Being that same property conveyed to Parkview, Inc. by Grace A. Bishop and Quin W. Bishop in a deed recorded in Book 335, Page 571 in the Office of the Judge of Probate of Shelby County Alabama on October 19, 1981.

Parcel III: A parcel of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in a Southerly direction, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 215.46 feet, thence 85 degrees 15 minutes 07 seconds right, in a Westerly direction, a distance of 176.20 feet to the Point of Beginning, said point being on the Southeasterly line of a 50 foot wide Alabama Power Company easement, thence continue along last described course, a distance of 498.84 feet, thence 3 degrees 56 minutes 38 seconds right, in a Western direction, a distance of 255.0 feet,

thence 89 degrees 19 minutes left, in a Southerly direction, a distance of 245.51 feet, thence 44 degrees 15 minutes 50 seconds left, in a Southeasterly direction, a distance of 171.24 feet to said Southeasterly line of a 50 foot wide Alabama Power Company easement, thence 78 degrees 46 minutes 18 seconds left, in a Northeasterly direction along said easement, a distance of 754.89 feet to the Point of Beginning. Being that same property conveyed to Parkview, Inc. by Grace A. Bishop and Quin W. Bishop in a deed recorded in Book 335, Page 572 in the Office of the Judge of Probate of Shelby County Alabama on October 19, 1981.



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EXHIBIT "B"

PERPETUAL EASEMENT AND RIGHT OF WAY

A perpetual 30 foot utility easement and right of way for the installation, construction and maintenance of a sewer outfall line described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West; run thence in Southerly direction along the East line $\frac{1}{4}$ - $\frac{1}{4}$ Section for 260 feet; thence deflect left 38 degrees 10 minutes 02 seconds and run in a Southeasterly direction for 858.70 feet to the Northeast corner of a 30 foot proposed utility easement and being the Point of Beginning; thence continue along last described course for 30.15 feet to a point on the North right-of-way of Alabama State Highway 119; thence deflect right 95 degrees 44 minutes 58 seconds and run in a Southwesterly direction along said right-of-way for 570.97 feet; thence deflect right 87 degrees 21 minutes 27 seconds and run in a North westerly direction along said easement for 30.03 feet; thence deflect right 92 degrees 38 minutes 33 seconds and run in a Northeasterly direction along said easement for 569.33 feet to the Point of Beginning. Said easement granted to Shelby County and containing .58 acres and recorded in Book 245, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama on June 5, 1989.



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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: C. Ray Dudley, Jr. and Stewart R. Dudley 2101 Magnolia Avenue South Birmingham, AL 35205	Grantee's Name: Stewart R. Dudley and Ahrian Dudley, as Co-Trustees of the Dudley Family GST-Exempt Trust Dated December 28, 2012 2101 Magnolia Avenue South Birmingham, Alabama 35205 Date of Transfer: December 28, 2012 Total Actual Value: \$700,000.00
Property Address: 2265 Cahaba Valley Road Birmingham, AL 35124	

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 Closing Statement
 Sales Contract 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 § 40-22-2 (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 § 40-22-2 (h).

Date December 28, 2012 <input type="checkbox"/> Unattested _____	C. Ray Dudley, Jr. By: <u>Sam Jones</u> Sirote & Permutt, P.C., as <u>Attorney</u> for C. Ray Dudley, Jr. (verified by) (Grantor/Grantee/Owner/Agent) circle one
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Form RT-1

