

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Redbud Real Estate, LLC

P. O. Box 1177

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and no/100 Dollars (\$1.00)**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged,

Hidden Springs, LLC, an Alabama Limited Liability Company
P. O. Box 587, Columbiana, Alabama 35051

(herein referred to as GRANTOR) does hereby grant, bargain, sell, and convey unto

Redbud Real Estate, LLC, an Alabama Limited Liability Company
P. O. Box 1177, Columbiana, Alabama 35051


(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of lot 8A of "A Resurvey of Lots 1 Thru 10 of First Addition to Triple Springs Subdivision", as recorded in Map Book 7, Page 39 in the office of the Judge of Probate in Shelby County, Alabama; thence North 88 degrees 38 minutes 04 seconds West a distance of 368.62 feet, thence North 1 degree 20 minutes 26 seconds West a distance of 876.86 feet, thence South 88 degrees 35 minutes 27 seconds West a distance of 543.19 feet to a point on the easterly R.O.W. line of Washington Street, thence North 11 degrees 38 minutes 48 seconds West along said R.O.W. line a distance of 60.77 feet, thence, leaving said R.O.W. line, North 88 degrees 42 minutes 23 seconds East a distance of 231.59 feet, thence North 1 degree 22 minutes 40 seconds West a distance of 476.16 feet to a point on the southerly R.O.W. line of Briarwood; thence North 88 degrees 0 minutes 27 seconds East along said R.O.W. line a distance of 23.27 feet, thence North 1 degree 13 minutes 46 seconds West a distance of 226.93 feet, thence North 88 degrees 41 minutes 59 seconds East a distance of 1722.03 feet, thence South 0 degrees 32 minutes 0 seconds a distance of 675.91 feet to the beginning of a curve to the left having a radius of 193.24 feet, a central angle of 35 degrees 11 minutes 01 seconds and subtended by a chord which bears South 63 degrees 31 minutes 04 seconds West and a chord distance of 116.81 feet, thence along the arc of said curve a distance of 118.66 feet, thence South 45 degrees 55 minutes 33 seconds West a distance of 457.80 feet to the beginning of a curve to the left having a radius of 220.00 feet, a central angle of 14 degrees 57 minutes 16 seconds and subtended by a chord which bears South 33 degrees 26 minutes 56 seconds West a distance of 57.26 feet, thence along the arc of said curve a distance of 57.42 feet; thence South 51 degrees 28 minutes 06 seconds East a distance of 232.68 feet, thence South 41 degrees 42 minutes 53 seconds West a distance of 127.23 feet, thence South 13 degrees 05 minutes 34 seconds East a distance of 375.71 feet, thence North 88 degrees 38 minutes 04 seconds West a distance of 735.63 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Hidden Springs Sector 1, as recorded in Map Book 27, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 01/09/2013
State of Alabama
Deed Tax: \$80.00


20130109000013250 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
01/09/2013 03:09:55 PM FILED/CERT

LESS AND EXCEPT:

Hidden Springs Sector 2, as recorded in Map Book 32, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the SE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of Lot 4-A of a resurvey of Lots 1 through 10 of First Addition to Triple Springs Second Sector as recorded in Map Book 7, Page 39 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being the POINT OF BEGINNING; thence South 88 deg. 38 min. 04 sec. East along the North line of said Triple Springs a distance of 435.85 feet; thence North 46 deg. 02 min. 09 sec. West a distance of 672.00 feet; thence South 1 deg. 19 min. 09 sec. East a distance of 455.19 feet; thence South 88 deg. 38 min. 04 sec. East a distance of 37.32 feet to the POINT OF BEGINNING. Said parcel of land contains 2.47 acres, more or less.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES it successors and assigns forever.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, I have hereunto set my hand and seal this 9 day of January, 2013.

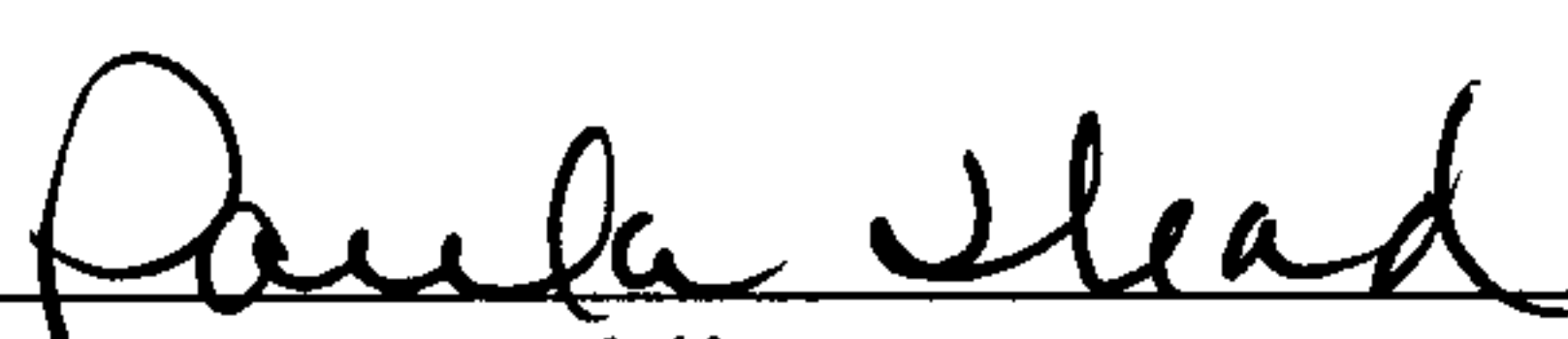
HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

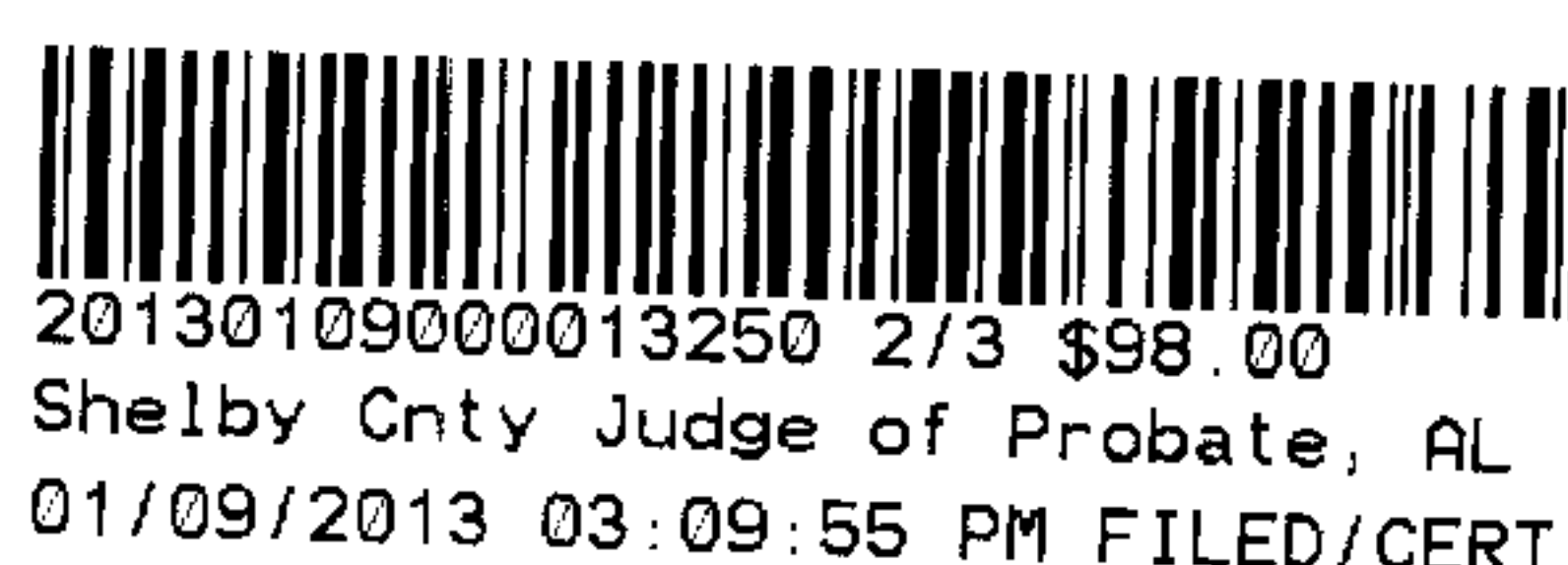
By  (SEAL)
Frank Corley Ellis, III, Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 9 day of January, 2013.


Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Hidden Springs LLC
Mailing Address P.O. Box 1177
Columbiana AL 35051

Grantee's Name Redbud Real Estate
Mailing Address P.O. Box 1177
Columbiana, AL 35051

Property Address: Hidden Springs

Date of Sale 1/9/13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 80,000

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 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 1/9/13

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print CORLEY ELLIS

☐ Unattested

(Verified by) _____

