
This Instrument Prepared by:

M. Allison Taylor, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

Send Tax Notice to:

Guy K. Mitchell, Jr.
820 Shades Creek Parkway
Suite 1200
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)


20130122000029010 1/4 \$496.00
Shelby Cnty Judge of Probate, AL
01/22/2013 02:59:08 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **MITCHELL INVESTMENT COMPANY, LLC**, an Alabama limited liability company (hereinafter referred to as the “Grantor”), in hand paid by **GUY K. MITCHELL, JR.** (hereinafter referred to as the “Grantee”), the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantee, his heirs and assigns, that certain real estate lying in the County of Shelby, State of Alabama and more particularly described on Exhibit “A” attached hereto and incorporated herein by reference (the “Property”).

This conveyance is made subject to all taxes due or accruing against the Property and all matters that appear of recording in the Shelby County Probate Office.

This deed was prepared with information supplied by the Grantor herein without the benefit of a title search being performed on the Property; therefore, preparer herein makes no representations or warranties regarding title to said Property.

TOGETHER WITH all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns, forever.

Grantor hereby covenants and agrees with Grantee, his heirs and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the 20th day of December, 2012.

MITCHELL INVESTMENT COMPANY, LLC,
an Alabama limited liability company

James T. Ivey
By: JAMES T. IVEY
Its: CHIEF FINANCIAL OFFICER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James T. Ivey, whose name as CEO of Mitchell Investment Company, LLC, an Alabama limited liability company, 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 said conveyance, he, in his capacity 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 26 day of December, 2012.

Sherry S. Ingram
Notary Public
My Commission Expires: _____
[SEAL] **MY COMMISSION EXPIRES AUGUST 12, 2014**


20130122000029010 2/4 \$496.00
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EXHIBIT A

Legal Description of Property

A parcel of land in the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the SE corner of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Section 19 a distance of 2834.30 feet to a point on the North line of property conveyed to Asplundh Tree Expert Company by deed recorded in Real 207, page 292, in the Probate Office of Shelby County, Alabama; thence turn 89 deg. 48 min. 08 sec. left and run Westerly along the North line of property owned by Asplundh Tree Expert Company 110.01 feet to a steel pin corner on the West margin of Shelby County Highway No. 87 and the Point of Beginning of the property being described; thence continue along last described course a distance of 212.31 feet to a steel pin corner; thence turn 90 deg. 00 min. 00 sec. right and run Northerly a distance of 212.48 feet to a steel pin corner in the centerline of an existing gravel road or driveway; thence turn 89 deg. 59 min. 59 sec. right and run Easterly along the centerline of said gravel road or drive a distance of 209.25 feet to a steel pin corner on the same said Westerly margin of same said Highway 87; thence turn 89 deg. 10 min. 29 sec. right and run Southerly along said margin of said Highway a distance of 212.50 feet to the Point of Beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.



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Shelby County, AL 01/22/2013
State of Alabama
Deed Tax:\$475.00

Real Estate Sales Validation Form

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

Grantor's Name Mitchell Investment Company, LLC
Mailing Address 820 Shades Creek Parkway
Suite 1200
Birmingham, Alabama 35209

Grantee's Name Guy K. Mitchell, Jr.
Mailing Address 820 Shades Creek Parkway
Suite 1200
Birmingham, Alabama 35209

Property Address 2055 Highway 87
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 475,000.00
or
Assessor's 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

X 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: December 20, 2012

____ Unattested _____
(verified by)

Printed Name: MITCHELL INVESTMENT COMPANY, LLC

Sign James T. Ivey
By: JAMES T. IVEY
(Owner) circle one