

2013 2165
Recorded in the Above
DEED Book & Page
02-28-2013 02:28:44 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

2012 19544
Recorded in the Above
Real Prop Book & Page
12-31-2012 02:54:02 PM
Benjamin M. Bowden, Probate Judge
Shelby County, Alabama
20130307000094730 1/7 \$31.00
Shelby Cnty Judge of Probate, AL
03/07/2013 10:53:32 AM FILED/CERT

Prepared by:
Murphy, Murphy & McCalman, P.C.
5 East Court Square
Andalusia, AL 36420

STATE OF ALABAMA)
COVINGTON COUNTY)

Warranty Deed

Know All Men By These Presents, That in consideration of Ten Dollars and Other Valuable Considerations to the undersigned grantor, **FAYE P. HUGGHINS**, un-remarried widow of McRhee Huggins, in hand paid by **TBH & JTH FAMILY LIMITED PARTNERSHIP**, the receipt whereof is hereby acknowledged, I do grant, bargain, sell and convey unto the said **TBH & JTH FAMILY LIMITED PARTNERSHIP**, subject to the reservations below, the following described real estate, to-wit:

Gantt Farm

From the Southwest corner of Section 19, Township 5 North, Range 16 East, Covington County, Alabama, run N 1° 18' W 1182.07 feet; thence N 88° 42' E 30.0 feet to the centerline of Timberlake Drive and the point of beginning; thence N 88° 42' E 553.35 feet; thence N 40° 26' E 54.24 feet; thence N 52° 23' E 253.78 feet; thence N 73° 08' E 595.06 feet; thence S 62° 36' E 398.08 feet; thence S 59° 02' E 411.86 feet; thence S 5° 24' W 379.16 feet; thence N 84° 37' E 487.52 feet; thence N 30° 09' E 608.02 feet; thence N 78° 33' E 246.70 feet; thence S 60° 20' E 556.95 feet to the westerly right of way of a county maintained dirt road; thence along said westerly right of way the following courses: N 7° 01' E 1275.42 feet; N 24° 35' E 571.60 feet; N 41° 17' E 310.79 feet; N 34° 25' E 790.0 feet; N 23° 08' E 671.64 feet; N 25° 55' W 411.66 feet; N 66° 29' W 400.87 feet; S 83° 39' W 356.17 feet; N 40° 27' W 116.09 feet; thence S 88° 49' W 546.81 feet; thence N 1° 37' W 416.9 feet; thence S 88° 49' W 741.35 feet; thence N 27° 30' W 652.02 feet to the southerly right of way of a paved county highway (80' R/W); thence along said right of way S 62° 25' W 2567.10 feet to the centerline of Timberlake Drive (60' R/W); thence the following courses along said centerline: S 5° 01' E 687.20 feet; S 19° 38' W 360.48 feet; S 1° 18' E 2931.93 feet to the point of beginning and containing 389.22 acres, more or less.

Reservation: Grantor reserves to herself, her heirs and assigns all oil, gas and mineral rights, not heretofore reserved or conveyed, together with the right of exploration and development of the same.

River Lot

Commencing at the point where the North boundary line of NE1/4 of NE1/4 of Section 4, Township 5 North, Range 16 East intersects the Southeast boundary of the Central of Georgia Railroad right of way and run thence due South 100 feet along an existing road to the point of beginning of the lot hereby described and conveyed; thence run East parallel with the North line of said forty 285 feet, more or less, to the normal water line of the West side of Gantt Pond; thence in a Southerly direction along the West side of Gantt Pond 200 feet, thence West parallel with the North line of said forty 285 feet, more or less, to existing road; thence North along existing road 200 feet to the point of beginning. Said lot lying in and being a part of the NE1/4 of NW1/4 of Section 4, Township 5 North, Range 16 East, Covington County, Alabama.

All situated in the County of Covington, State of Alabama.

Wyatt Farm

The South Half of the South Half of the Northeast Quarter (S1/2 of S1/2 of NE1/4), the South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4), the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4), the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), all of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) lying North and West of the centerline of Kelly Creek, all of the North Half of the Southeast Quarter (N1/2 of SE1/4) lying North of the centerline of Kelly Creek, all of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) lying North and East of the centerline of Kelly Creek, all of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) lying North and West of the centerline of Kelly Creek; all being in Section 19, Township 18 South, Range 3 East.

Also, all of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 30, Township 18 South, Range 3 East, lying North of the centerline of Kelly Creek.

Subject to right of way for public roads.

Subject to the prior reservation of ½ interest in all minerals to the Federal Land Bank of New Orleans.

Space above this line reserved for recording

Reservation: Grantor reserves to herself, her heirs and assigns all oil, gas and mineral rights, not heretofore reserved or conveyed, together with the right of exploration and development of the same.

All in St. Clair County, Alabama.

Wyatt Farm - Shelby

From the true NE corner of Section 24, Township 18 South, Range 2 East, run thence South along the accepted East boundary of said Section 24 and the dividing line between Shelby County and St. Clair County a distance of 1949.66 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 811.52 feet to a point at an accepted fence corner; thence turn 93 degrees 10 minutes 28 seconds right and run along an accepted fence line a distance of 1,276.29 feet; thence run 122 degrees 36 minutes 12 seconds right and run 422.67 feet to a point in the center of a 30.0 foot easement for ingress and egress and utilities; thence turn 81 degrees 30 minutes 58 seconds right and run 79.75 feet along said easement centerline; thence run 17 degrees 10 minutes 9 seconds left and run 80.82 feet along said easement centerline; thence turn 08 degrees 32 minutes 49 seconds left and run 419.91 feet along said easement centerline; thence turn 03 degrees 38 minutes 23 seconds left and run 150.34 feet along said easement centerline; thence run 67 degrees 38 minutes 24 seconds left and run 533.05 feet; thence turn 90 degrees 00 minutes right and run 129.95 feet to the point of beginning of herein described parcel of land, containing 11.25 acres.

Also, a nonexclusive 30.0 foot easement for ingress and egress and utilities extending 15 feet on either side of the centerline described above and continuing along a segment beginning at the NW corner of the preceding described parcel of land, front sighting the SW corner thereof and turning 95 degrees 42 minutes 13 seconds right and proceed along the centerline of said 30.0 foot easement a distance of 150.74 feet to a point of termination in the centerline of U. S. Highway #231.

Subject to the rights of others to use the above said easement and subject to right of way for public roads.

Subject to the prior reservation of ½ interest in all minerals to the Federal Land Bank of New Orleans.

Reservation: Grantor reserves to herself, her heirs and assigns all oil, gas and mineral rights, not heretofore reserved or conveyed, together with the right of exploration and development of the same.

All in Shelby County, Alabama.

Childersburg Farm

The North one-half of Section 22, Township 20 South, Range 3 East, except 17 acres, more or less, thereof which lies on the North side of Tallasseehatchie Creek, Talladega County, Alabama.

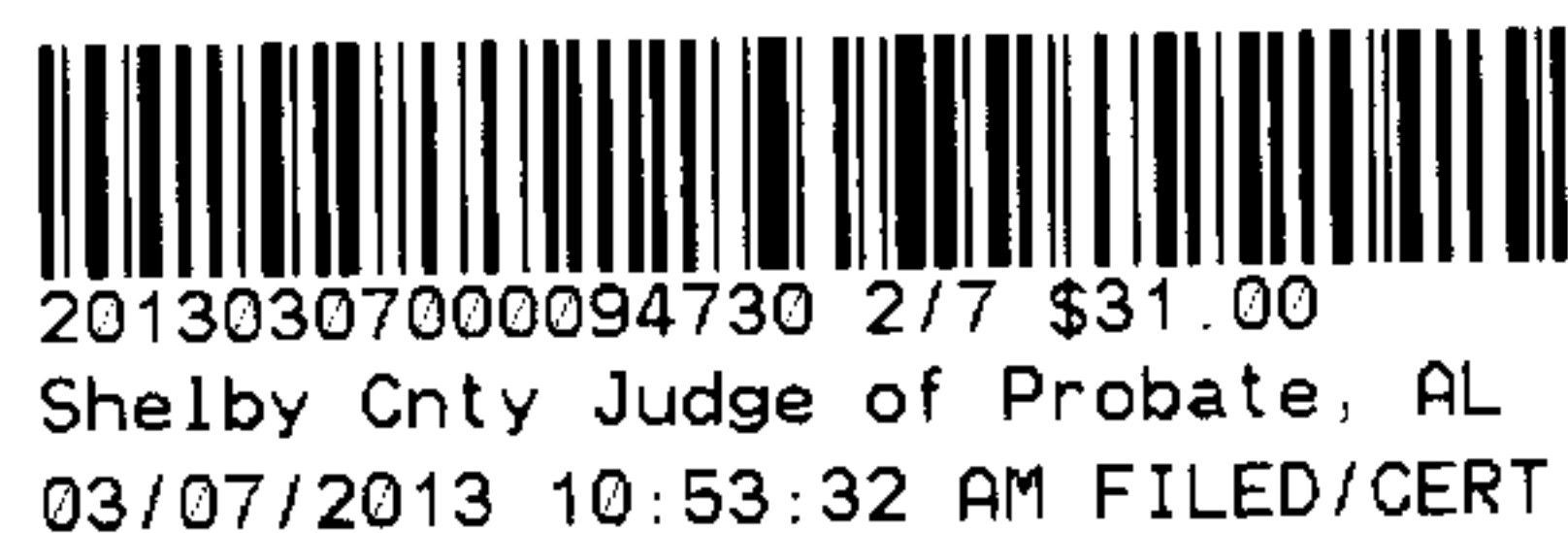
Reservation: Grantor reserves to herself, her heirs and assigns all oil, gas and mineral rights, not heretofore reserved or conveyed, together with the right of exploration and development of the same.

situated in the County of Talladega, State of Alabama.

Rookery III

Unit 6002, of The Rookery III, a Condominium, according to the condominium documents of record as follows: (all recording references being to the records in the Office of the Judge of Probate of Baldwin County, Alabama): Declaration of Condominium and all Exhibits attached thereto, including the By-Laws, dated December 31, 2007, and recorded December 31, 2007, as Instrument No. 1092831 (Declaration) and Instrument No. 1092832 (By-Laws), as such Condominium is further described and defined by the Certification Drawings filed June 9, 2008, in Apartment Book 26, page 148, and (Instrument Number 1120386); TOGETHER WITH an undivided interest in and to the common elements of The Rookery III, a Condominium. SUBJECT TO the Articles of Incorporation of The Rookery III, a Condominium Owner's Association, dated December 31, 2007, and recorded December 31, 2007, as Instrument No. 1092830, and all rules and regulations promulgated pursuant thereto.

situated in the County of Baldwin, State of Alabama.



To Have And To Hold, to the said **TBH & JTH FAMILY LIMITED PARTNERSHIP**, subject to the reservations above, its successors and assigns forever.

And I do for myself and my heirs and personal representatives, covenant with the said **TBH & JTH FAMILY LIMITED PARTNERSHIP**, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and personal representatives shall warrant and defend the same to the said **TBH & JTH FAMILY LIMITED PARTNERSHIP**, its successors and assigns forever, against the lawful claims of all persons.

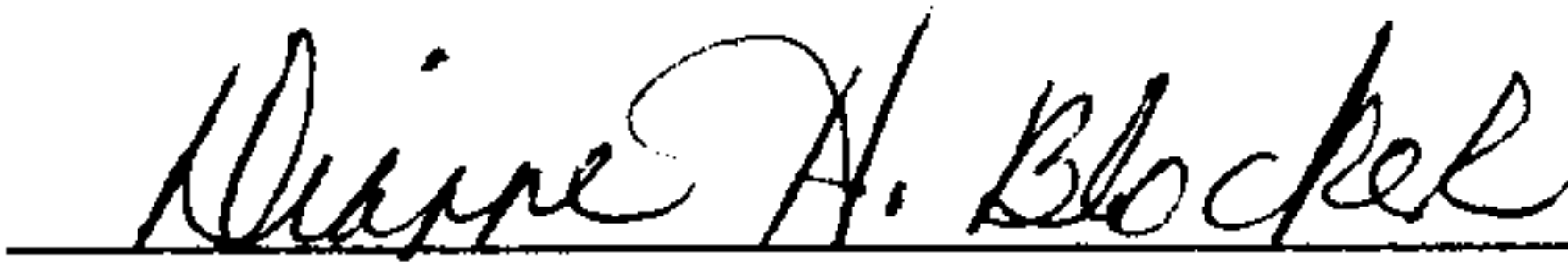
Given under my hand and seal, this 31st day of December, 2012.

 (SEAL)
FAYE P. HUGGHINS

STATE OF ALABAMA)
COVINGTON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **FAYE P. HUGGHINS**, a widow, 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, said grantor executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

The Address of the Grantee is:

TBH & JTH FAMILY LIMITED PARTNERSHIP
c/o Faye P. Huggins, Trustee of the
TBH & JTH Family Management Trust, dated March 8, 2012
P. O. Box 1
Red Level, AL 36474



2013 2167
Recorded in the Above
DEED Book & Page
02-28-2013 02:28:44 PM

Book/Pg: 2013/2165
Term/Cashier: N RECORD9 / SHERRYN
Tran: 2113.196587.267941
Recorded: 02-28-2013 14:29:48
CER Certification Fee 3.00
PJF Special Index Fee 5.50
REC Recording Fee 21.00
Total Fees: \$ 29.50

2012 19546
Recorded in the Above
Real Prop Book & Page
12-31-2012 02:54:02 PM
Term/Cashier: PATSYG-PC / patsys
Tran: 9943.97442.124907
CER Certification Fee 3.00
DFE Deed Tax 1640.00
INF Indexing Fee (Pro Judge) 2.50
REC Recording Fee 18.00
MTX Mineral Tax 119.50
Total Fees: \$ 1783.00
Covington County, Alabama
I certify this instrument was filed on
12-31-2012 02:54:02 PM
and recorded in Real Prop Book
2012 at pages 19544 - 19549
Benjamin M. Bowden, Probate Judge

Real Estate Sales Validation Form

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

Grantor's Name	Faye P. Huggins	Grantee's Name	Faye P. Huggins, Trustee
Mailing Address	P. O. Box 1 Red Level, AL 36474	Mailing Address	P. O. Box 1 Red Level, AL 36474
Property Address	See Attachment	Date of Sale	December 31, 2012
		Total Purchase Price	\$
		or	
		Actual Value	\$See Attachment
		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)

<input type="checkbox"/> Bill of Sale	<input checked="" type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

2012 19547
Recorded in the Above
Real Prop Book & Page
12-31-2012 02:54:02 PM

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 31, 2012

Print J. Mark Murphy

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



20130307000094730 4/7 \$31.00
Shelby Cnty Judge of Probate, AL
03/07/2013 10:53:32 AM FILED/CERT

Form RT-1

LAW OFFICES
Murphy, Murphy & McCalman, P.C.
5 EAST COURT SQUARE
ANDALUSIA, ALABAMA 36420

TELEPHONE (334) 222-3333
FAX: (334) 222-7878
WEBSITE: mmm-pc.com

J. MARK MURPHY
PATRICK S. MCCALMAN

2013 2169
Recorded in the Above
DEED Book & Page
02-28-2013 02:28:44 PM

J. L. MURPHY, SR. (1877-1959)
RAY W. MURPHY (1920-1985)

December 31, 2012

Attachment to Real Estate Validation Form

Honorable Benjamin M. Bowden
Judge of Probate, Covington County
Post Office Box 789
Andalusia, AL 36420

2012 19548
Recorded in the Above
Real Prop Book & Page
12-31-2012 02:54:02 PM

RE: Deed from Faye P. Huggins
Our File: 20305

Dear Judge Bowden:

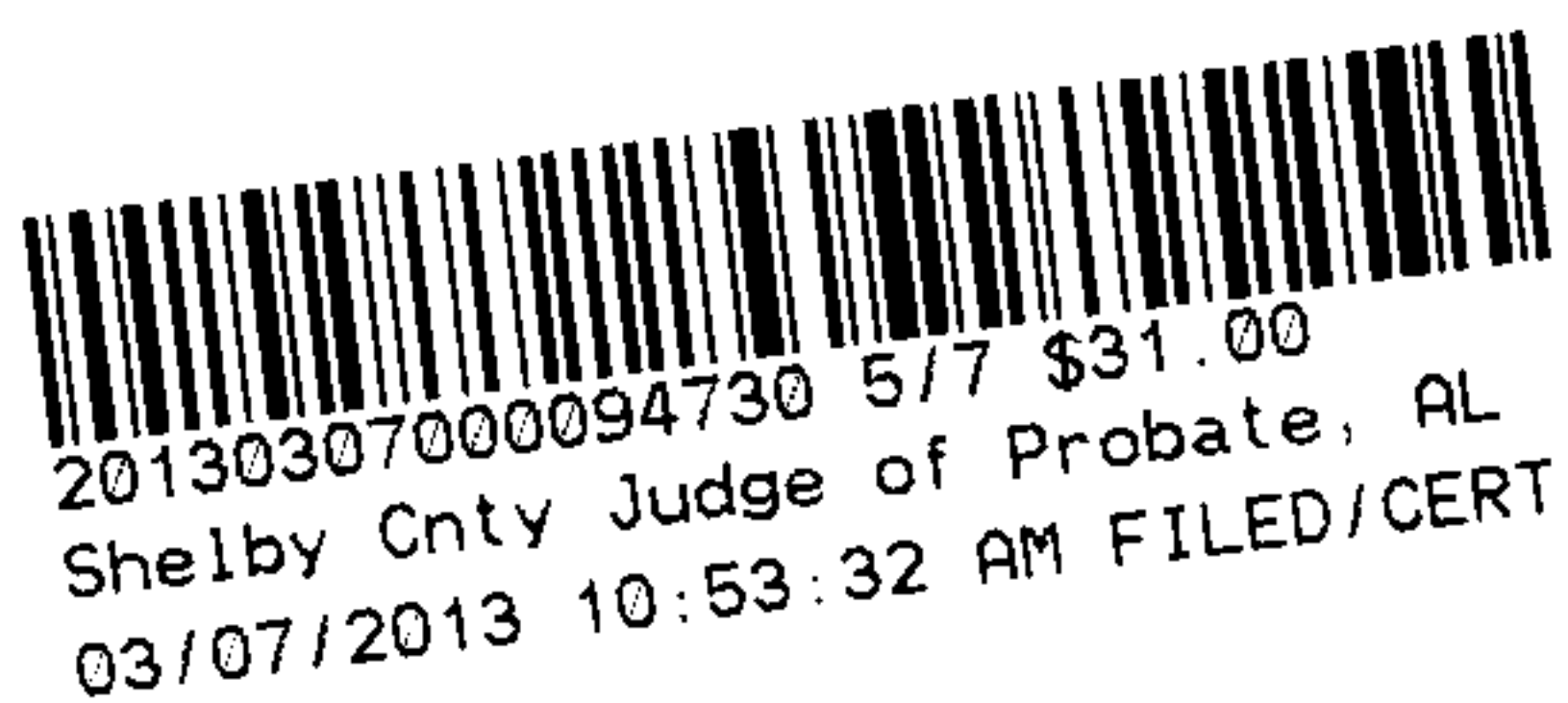
I am submitting a Deed for recording which applies to lands in several counties. I am submitting this attachment detailing the values of the property being conveyed by county based upon appraisals of the property prepared for this transaction by Kimberly Appraisal Services in Anniston, Alabama, an Alabama certified general appraiser No. G00389. Values for the properties, property address and the applicable counties are as follows:

<u>County</u>	<u>Property Address</u>	<u>Appraised Value</u>
Covington	Gantt Farm, 10 Point A Road, Gantt, AL 36038 Mineral tax on 389.22 acres = \$58.50	\$600,000.00
Covington	River Lot, Trix Road, Gantt, AL 36038	\$125,000.00
St. Clair	Wyatt Farm, Highway 231, Pell City, AL 35125 266 acres Mineral tax (1/2 interest) 133 mineral acres = \$19.95	\$337,000.00
Shelby	Wyatt Farm, Highway 231, Pell City, AL 35125 11.25 acres Mineral tax (1/2 interest) 5.6 mineral acres = \$1.00 minimum	\$63,000.00
Talladega	Childersburg Farm, 2500 Pecan Road, Childersburg, AL 35044 Mineral tax 287 acres = \$40.05	\$425,000.00
Baldwin	5781 Ft. Morgan Hwy (Unit 6002) Gulf Shores, AL 36542	\$90,000.00

Please let me know if additional information is needed.

Sincerely,


J. Mark Murphy



2013 2170
Recorded in the Above
DEED Book & Page
02-28-2013 02:28:44 PM

Recording Fees to be Collected by Covington County:

Fay P. Huggins to TBH & JTH Family Limited Partnership

Doc Fees	4 pages	\$17.50
Covington	Deed tax	\$725.00
	Mineral Tax	\$58.50
St. Clair	Deed tax	\$337.00
	Mineral tax	\$19.95
Shelby	Deed tax	\$63.00
	Mineral tax	\$1.00
Talladega	Deed tax	\$425.00
	Mineral tax	\$40.05
Baldwin	Deed tax	\$90.00
Total Recording Fees and taxes		\$1,777.00

2012 19549
Recorded in the Above
Real Prop Book & Page
12-31-2012 02:54:02 PM
Benjamin M. Bowden, Probate Judge
Covington County, Alabama

20130307000094730 6/7 \$31.00
Shelby Cnty Judge of Probate, AL
03/07/2013 10:53:32 AM FILED/CERT

BENJAMIN M. BOWDEN
JUDGE OF PROBATE, COVINGTON COUNTY
P. O. DRAWER 789
ANDALUSIA, AL 36420
PHONE: (334) 428-2519

2013 2171
Records in the Above
DEED Book & Page
07:23:44 PM
Judge of Probate
Covington County, Alabama

DECEMBER 31, 2012

ATTN: RECORDING DEPARTMENT

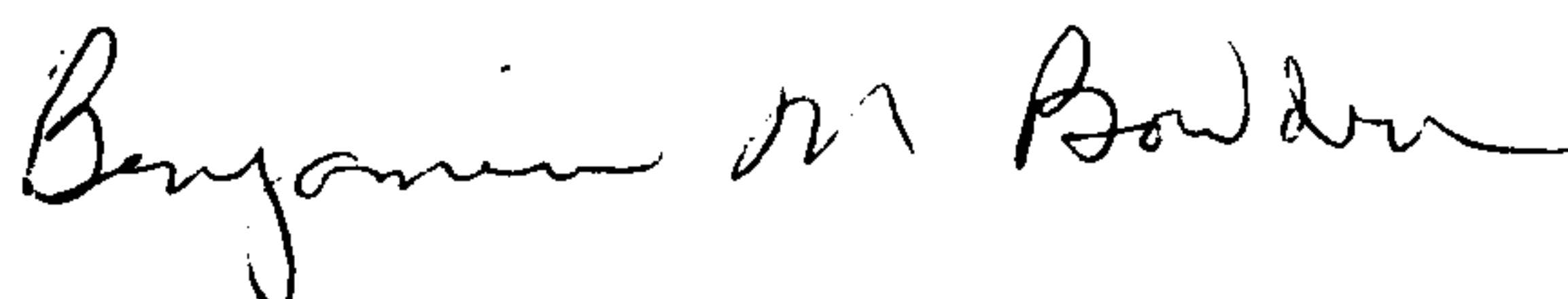
PLEASE BE ADVISED:

DEED TAX IN THE AMOUNT OF \$1640.00 AND MINERAL TAX IN THE
AMOUNT OF \$119.50 HAVE THIS DATE BEEN COLLECTED AS FOLLOWS:

DEED TAX

COVINGTON COUNTY	\$721.60	44%
ST CLAIR COUNTY	\$344.40	21%
SHELBY COUNTY	\$65.60	4%
TALADEGA COUNTY	\$426.40	26%
BALDWIN COUNTY	\$82.00	5%
MINERAL TAX		
COVINGTON COUNTY	\$58.07	49%
ST CLAIR COUNTY	\$20.15	17%
TALLADEGA COUNTY	\$40.29	34%
SHELBY COUNTY	\$1.00	-

THANK YOU,



BENJAMIN M. BOWDEN
JUDGE OF PROBATE
COVINGTON COUNTY



20130307000094730 7/7 \$31.00
Shelby Cnty Judge of Probate, AL
03/07/2013 10:53:32 AM FILED/CERT