

STATE OF ALABAMA
SHELBY COUNTY

)
)

Send tax notices to:
H&V Properties, LLC
700 Maple Street
Birmingham, Alabama 35210

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **TERRY R. HENLEY**, an individual, and **T. OWEN VICKERS**, an individual (collectively, the "Grantor"), in hand paid by **H&V PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto Grantee that certain real estate situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the said Property unto the Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

The property conveyed herein has never constituted any part of the homestead of the Grantor or the Grantor's spouse.

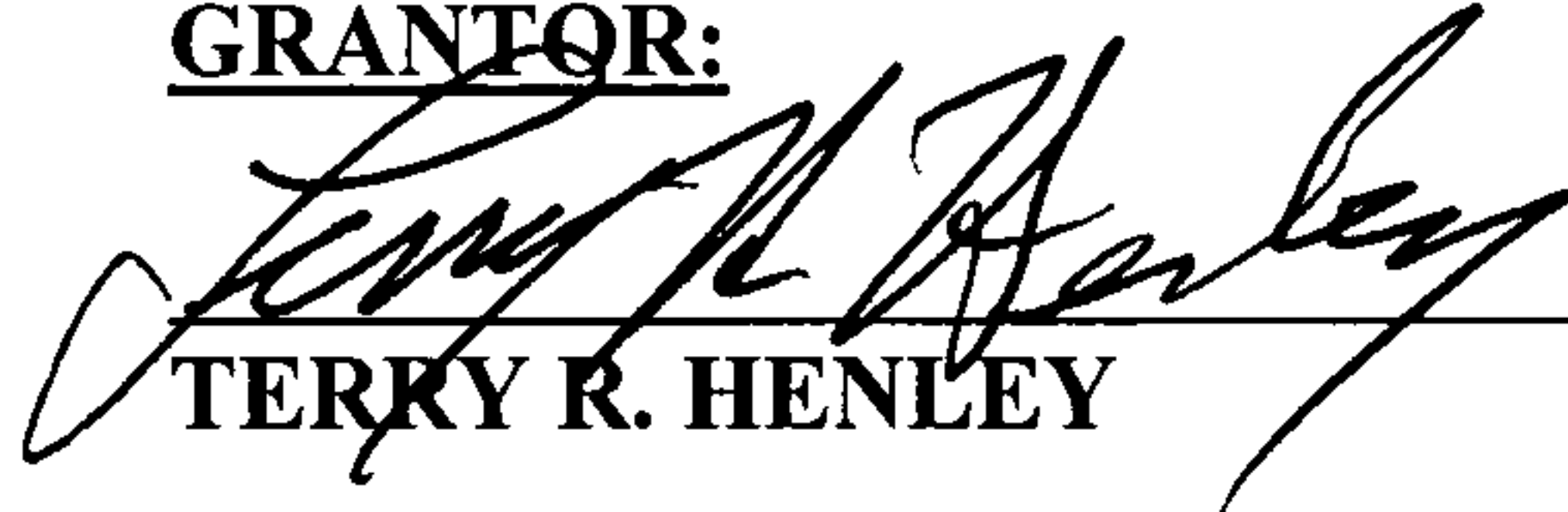
[Signature(s) on following page(s)]

*6 1,38,025.00 of the consideration was paid
by the mortgage being recorded simultaneously -
usually.*


20130308000096720 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/08/2013 08:41:15 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereto set his signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of February 28, 2013.


GRANTOR:


TERRY R. HENLEY

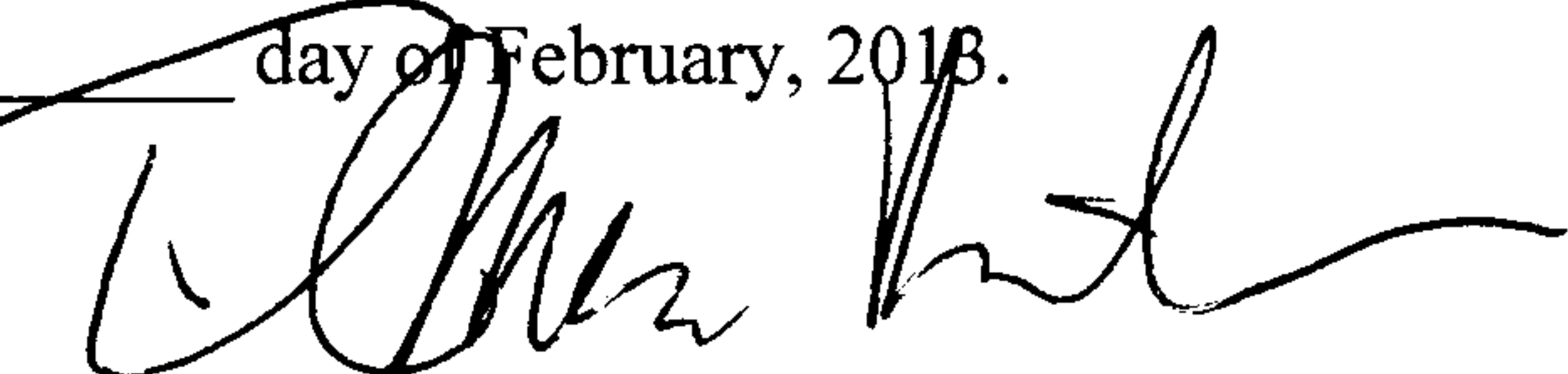
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Terry R. Henley, whose name 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal, this 28th day of February, 2013.



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 20, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS


T. OWEN VICKERS

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that T. Owen Vickers, whose name 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal, this 28th day of February, 2013.

This Instrument Prepared By:

Christine Keifer Borton, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 20, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Exhibit A

Description of Property

Parcel A:

A parcel of Land situated in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140 in the Office of Judge of Probate, Shelby County, Alabama, said point being on the Northerly right of way line of Alabama Highway #119; thence run Southwesterly along said right of way line 160.00 feet to the point of beginning of Parcel A herein described; thence continue along the last stated course 140.75 feet; thence turn an interior angle of 88°06'12" leaving said right of way line and run Northwesterly 250.00 feet; thence turn an interior angle of 91°53'48" and run Northeasterly 140.75 feet; thence turn an interior angle of 88°06'12" and run Southeasterly 250.00 feet to the point of beginning.

Parcel B:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Office of Judge of Probate, Shelby County, Alabama, said point being on the Northerly right of way line of Alabama Highway #119; thence run Southwesterly along said right of way line 300.75 feet to the point of beginning of Parcel B herein described; thence continue along the last stated course 22.73 feet; thence turn an interior angle of 90° leaving said right of way line and run Northwesterly 249.86 feet; thence turn an interior angle of 90° and run Northeasterly 31.00 feet; thence turn an interior angle of 88°06'12" and run Southeasterly 250.00 feet to the point of beginning.

Parcel C:

A 24 foot wide Ingress/Egress easement situated in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140, in the Office of Judge of Probate Shelby County, Alabama; said point being on the Northerly right of way of Alabama Highway #119; thence run Southwesterly along said right of way line 323.48 feet; thence turn an interior angle of 90°00'00" leaving said right of way line and run Northwesterly 225.86 feet to the point of beginning of said easement; thence continue along the last stated course 24.00 feet; thence turn an interior angle of 90°00'00" and run Southwesterly 185.34 feet; thence turn an interior angle of 91°53'48" and run Southeasterly 24.01 feet; thence turn an interior angle of 88°06'12" and run Northeasterly 186.13 feet to the point of beginning.

Parcel D:

A slope easement situated in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Block 1 of Cahaba Valley Park North as recorded in Map Book 13, page 140 in the Office of Judge of Probate Shelby County, Alabama, said point being on the Northerly right of way line of Alabama Highway #119; thence run Southwesterly along said right of way line 323.48 feet to the point of beginning of the easement herein described; thence continue along the last stated course 60.00 feet; thence turn an interior angle of 90°00'00" leaving said right of way line and run Northwesterly 249.86 feet; thence turn an interior angle of 90°00'00" and run Northeasterly 60.00 feet; thence turn an interior angle of 90°00'00" and run Southeasterly 249.86 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Terry R. Henley & T. Owen Vickers	Grantee's Name	H&V Properties, LLC
Mailing Address	P.O. Box 43224 Birmingham, Alabama 35243	Mailing Address	700 Maple Street Birmingham, Alabama 35210
Property Address	571 Cahaba Valley Road Pelham, Alabama 35124	Date of Sale	February 28, 2013
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$1,030,000.00
		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)

<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	

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 February 28, 2013

GRANTOR:

TERRY R. HENLEY

T. OWEN VICKERS

____ Unattested _____
(Verified by)

20130308000096720 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/08/2013 08:41:15 AM FILED/CERT