


This Instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
H & L Properties, LLC
10 Chatham Court
Pelham, AL 35124

GENERAL WARRANTY DEED


20130315000107320 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
03/15/2013 08:14:58 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of No Dollars And No/100 Dollars (\$0.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dawn Smith, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto H & L Properties, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit 108, according to the Survey of Allen Drive Condominiums, as recorded in Map Book 37, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

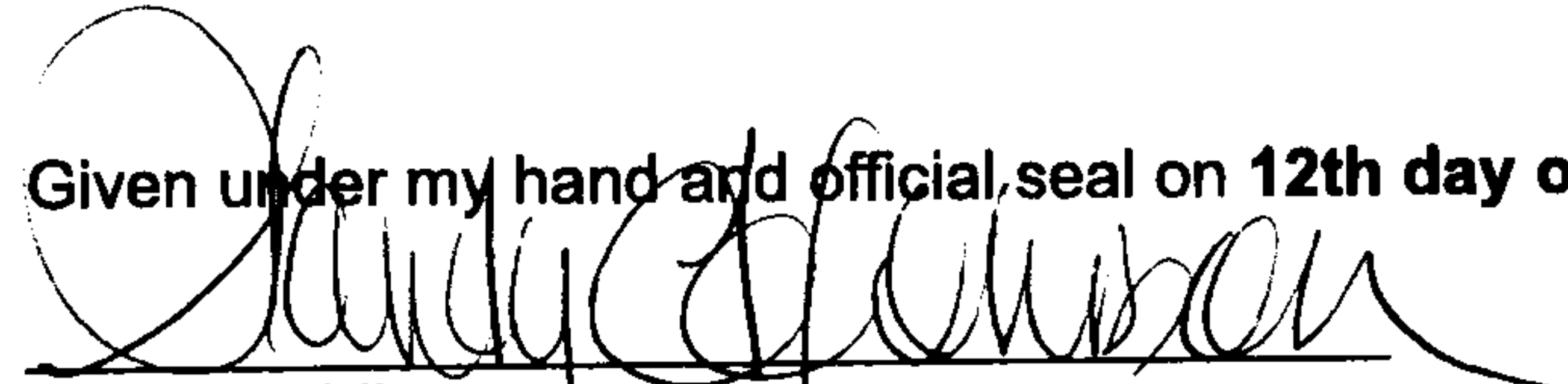
TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 12, 2013.

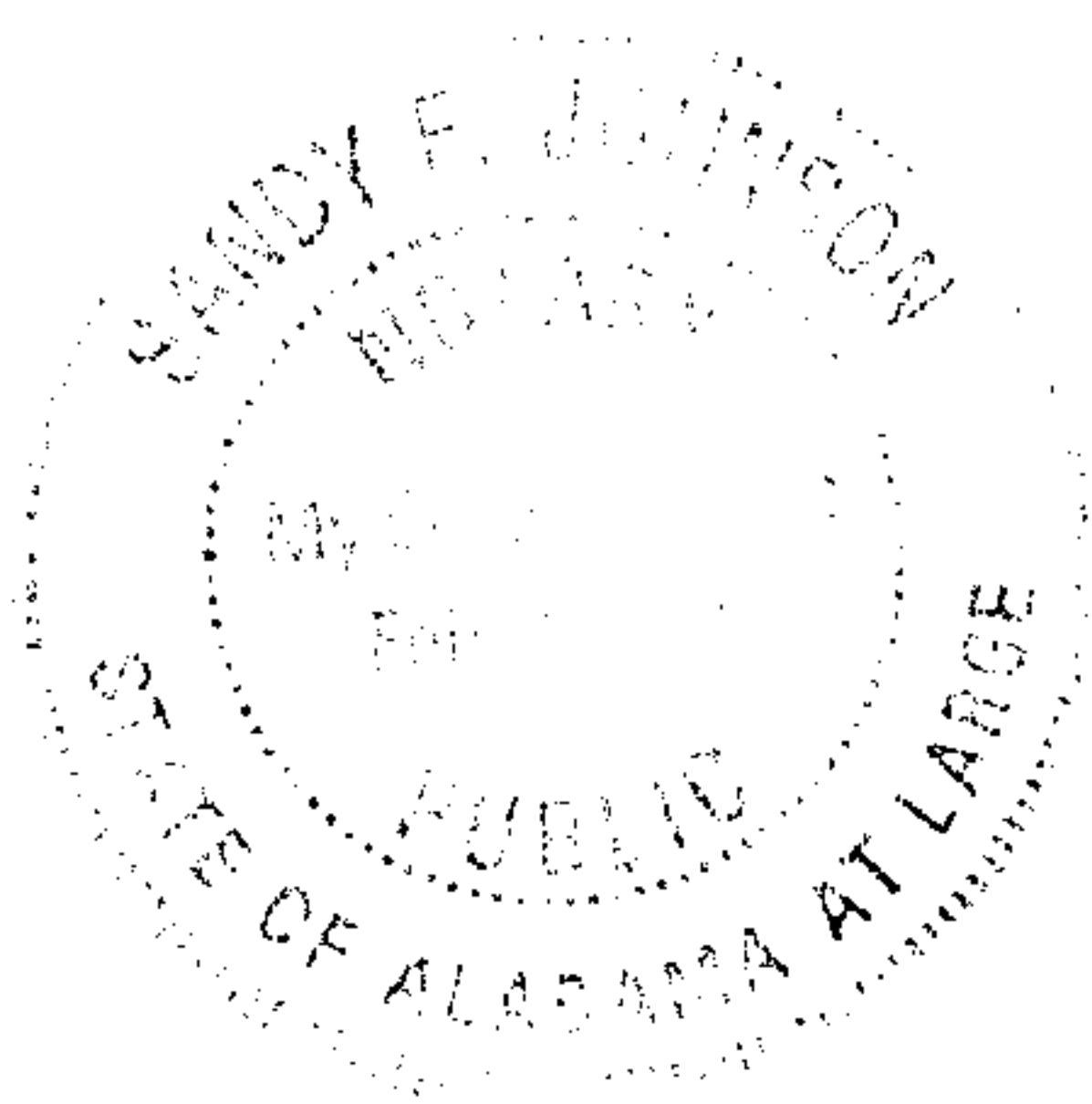

Dawn Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dawn Smith** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **12th day of March, 2013**.

Notary Public
Commission Expires:

Shelby County, AL 03/15/2013
State of Alabama
Deed Tax: \$40.00



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dawn Smith

Grantee's Name H & L Properties, LLC

Mailing Address 185 Allen Drive, Unit 108
Alabaster, AL 35007

Mailing Address 10 Chatham Court
Pelham, AL 35124

Property Address 185 Allen Drive, Unit 108
Alabaster, AL 35007

Date of Sale March 12, 2013

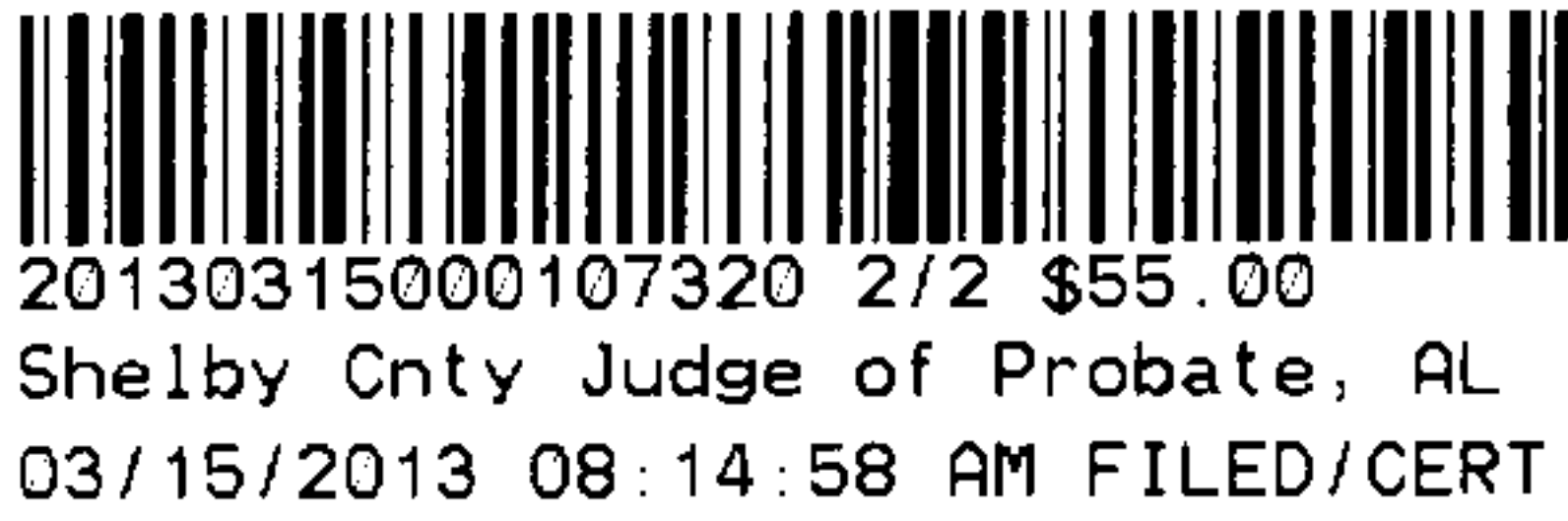
Total Purchase Price \$40,000.00

or

Actual Value \$ _____

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

____ Appraisal

____ Sales Contract

____ Other: _____

____ 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 - Dawn Smith, 185 Allen Drive, Unit 108, Alabaster, AL 35007.

Grantee's name and mailing address - H & L Properties, LLC, 10 Chatham Court, Pelham, AL 35124.

Property address - 185 Allen Drive, Unit 108, Alabaster, AL 35007

Date of Sale - March 12, 2013.

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: March 12, 2013

Sandy F. Johnson

Sign

Agent