

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
BLAIR and PARSONS, P.C.
1711 COGSWELL AVENUE
PELL CITY, ALABAMA 35125

Send Tax Notice To:
LONESOME PINE PROPERTIES, LLC
10 LONESOME PINE ROAD
RIVERSIDE, AL 35135

WARRANTY DEED

**NO TITLE EXAM PERFORMED BY PREPARER
LEGAL DESCRIPTION FURNISHED BY GRANTOR**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, LEIGH BRANNON, a married woman, individually and as Personal Representative of the Estate of Alfred E. Hollingshead, deceased, St. Clair County Probate case number S2012-358, and LYNN CARMICHAEL, a married woman, and DAVID HOLLINGSHEAD, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LONESOME PINE PROPERTIES, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 41, ACCORDING TO THE SURVEY OF CHASE PLANTATION, 3RD SECTOR AS RECORDED IN MAP BOOK 9, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

AL E. HOLLINGSHEAD IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED DATED SEPTEMBER 23, 1993 AND RECORDED SEPTEMBER 29, 1993. AL E. HOLLINGSHEAD DEPARTED THIS LIFE ON OR ABOUT AUGUST 23, 2012. DORIS HOLLINGSHEAD DEPARTED THIS LIFE ON OR ABOUT MAY 20, 2010.

AL E. HOLLINGSHEAD AND ALFRED E. HOLLINGSHEAD ARE ONE AND THE SAME PERSON.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of March, 2013. and the 28th of February.

Leigh Brannon
LEIGH BRANNON

Lynn Carmichael
LYNN CARMICHAEL

David Hollingshead
DAVID HOLLINGSHEAD

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEIGH BRANNON, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

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

Cassandra Lewis
Notary Public

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DAVID HOLLINGSHEAD, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2013.

Brian S. Talley
Notary Public

STATE OF ALABAMA
COUNTY OF ST. CLAIR

NOTARY PUBLIC, FULTON COUNTY, GA.
MY COMMISSION EXPIRES JAN. 21, 2017

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LYNN CARMICHAEL, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2013.

Amanda Maddox
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 LEIGH BRANNON,
LYNN CARMICHAEL, and
DAVID HOLLINGSHEAD

Mailing Address 45 HOLLY'S COVE
RIVERSIDE, AL 35135

Grantee's Name LONESOME PINE PROP.
Mailing Address 10 LONESOME PINE RD.
RIVERSIDE, AL 35135

Date of Sale _____

Property Address LOT 41,
CHASE PLANTATION,
3RD SECTOR

Assessor's Market Value \$ 141,000

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 ____ Appraisal ____ Sales Contract ____ Closing Statement

X Other: TAX ASSESSOR'S OFFICE

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantors 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 3-13-13

____ Unattested

(verified by)

Print

Lynn Carmichael

Sign

Lynn Carmichael

(Grantor/Grantee/Owner/Agent) circle one



20130321000116440 3/3 \$161.00
Shelby Cnty Judge of Probate, AL
03/21/2013 09:35:19 AM FILED/CERT

Form RT-1