

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kittrell Properties, L.L.C.
PO Box 8
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thousand and no/100 (\$100,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Robert L. Sullivan, Jr. and Deborah S. Sullivan, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kittrell Properties, L.L.C.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the address of which is 3355 Hwy. 31 S., Pelham, AL 35124, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

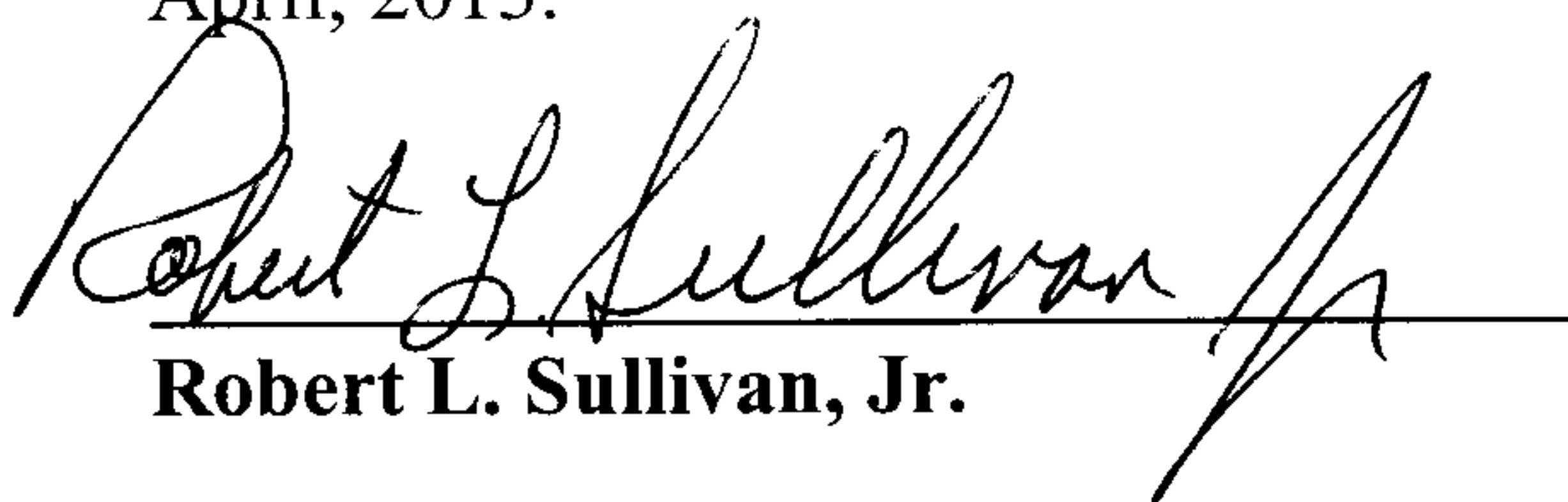
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

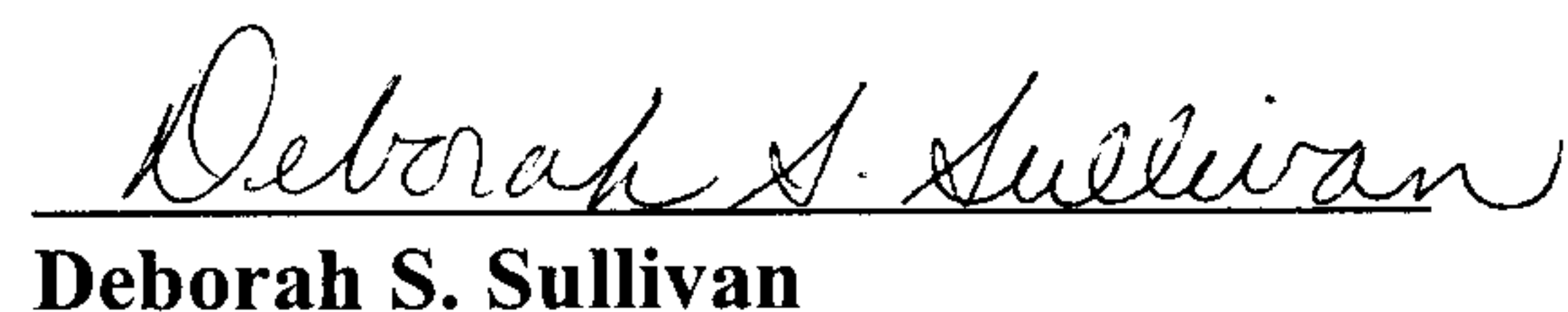
\$80,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of April, 2013.


Robert L. Sullivan, Jr.


Deborah S. Sullivan

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Sullivan, Jr. and Deborah S. Sullivan, husband and wife** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of April, 2013.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014

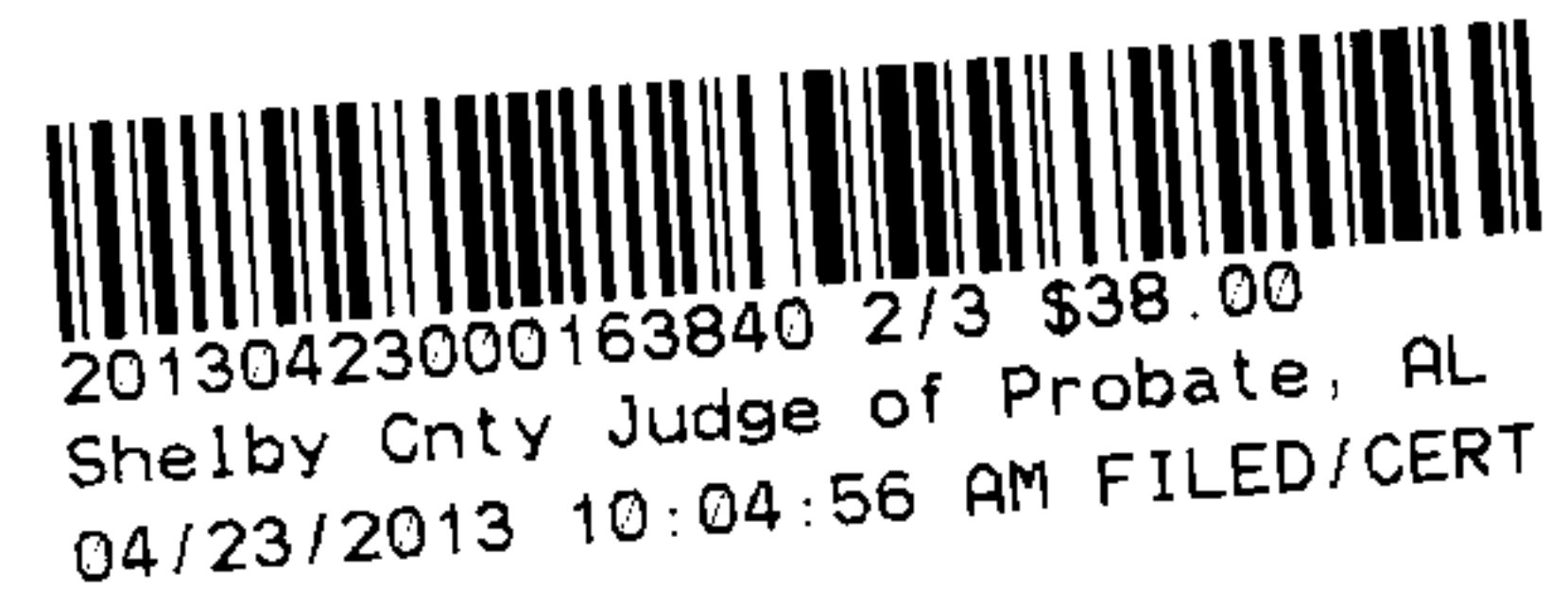


EXHIBIT "A"

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run East along the South line of Section 24, a distance of 974.97 feet to the intersection of said section line with the easterly right of way of U.S. Highway #31; thence turn left 106 degrees 54 minutes 35 seconds and run northwest along said right of way 863.29 feet to the point of beginning; thence turn left 00 degrees 24 minutes 33 seconds and continue along said right of way 10.62 feet; thence turn right 00 degrees 24 minutes 33 seconds and continue along said right of way 49.00 feet to the point of curve having a central angle of 02 degrees 38 minutes 24 seconds and a radius of 1110.67 feet; thence continue along said right of way and run along the arc of said curve 51.18 feet; thence turn right 104 degrees 36 minutes 36 seconds from tangent and leaving said right of way, run East 103.58 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 106.12 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 71.78 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Amos Cory, RLS #10550, dated February 20, 1990.

Real Estate Sales Validation Form

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

Grantor's Name Robert L. Sullivan, Jr.
Mailing Address Deborah S. Sullivan
121 Plateau Rd.
Montevallo, AL 35115


Grantee's Name Kittrell Properties, L.L.C.
Mailing Address PO Box 8
Pelham, AL 35124

Property Address 3355 Hwy. 31 S.
Pelham, AL 35124

Date of Sale 04/12/2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$


20130423000163840 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
04/23/2013 10:04:56 AM FILED/CERT

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

- ☐ 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 4/12/13

Print Kelly B. Furgerson

 Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1