

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

MIKE SCOTT
3844 N. BIRMINGHAM HWY
VICTORIA AL.
35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars (**\$157,500.00**) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, MS One, LLC, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is PO Box 16126, Mobile, AL 36616, grant, bargain, sell and convey unto (herein referred to as Grantees) Michael L. Scott and Angela H. Scott, whose mailing address is 3844 N. BIRMINGHAM HWY VICTORIA AL. 35243, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is off Highway 331, Shelby County, Alabama, Parcel ID 14-7-36-0-000-002.001 to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2013 and thereafter (it being understood that the taxes for the easement parcel described herein are to be paid by the owner of Shelby County Parcel 14-7-36-0-003-004); (2) Mineral and mining rights not owned by the Grantor; (3) The fact that the property has been subject to a current use assessment; (4) Easement granted to Alabama Power Company in Instrument # 1995/12809; (5) Rights and obligations contained in Grant of Easement as recorded in Instrument # 20120807000288920.

Grantor represents and warrants that there are no fire dues owing against the property conveyed herein.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MS One, LLC, has hereunto set his hand and seal, this the 31 day of 2013.

MAY

(Signatures and Notary Acknowledgment on following page).

Shelby County, AL 06/04/2013
State of Alabama
Deed Tax: \$157.50


20130604000228330 1/4 \$178.50
Shelby Cnty Judge of Probate, AL
06/04/2013 03:03:59 PM FILED/CERT

MS One, LLC

By: 

Michael R. Delaney

Its: Member

By: 

Scott T. Delaney

Its: Member

STATE OF Alabama)
Mobile COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that as Michael R. Delaney and Scott T. Delaney of MS One, LLC, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity as such members, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 31 day of May, 2013.



Notary Public

My Commission Expires: 6-10-15



20130604000228330 2/4 \$178.50
Shelby Cnty Judge of Probate, AL
06/04/2013 03:03:59 PM FILED/CERT

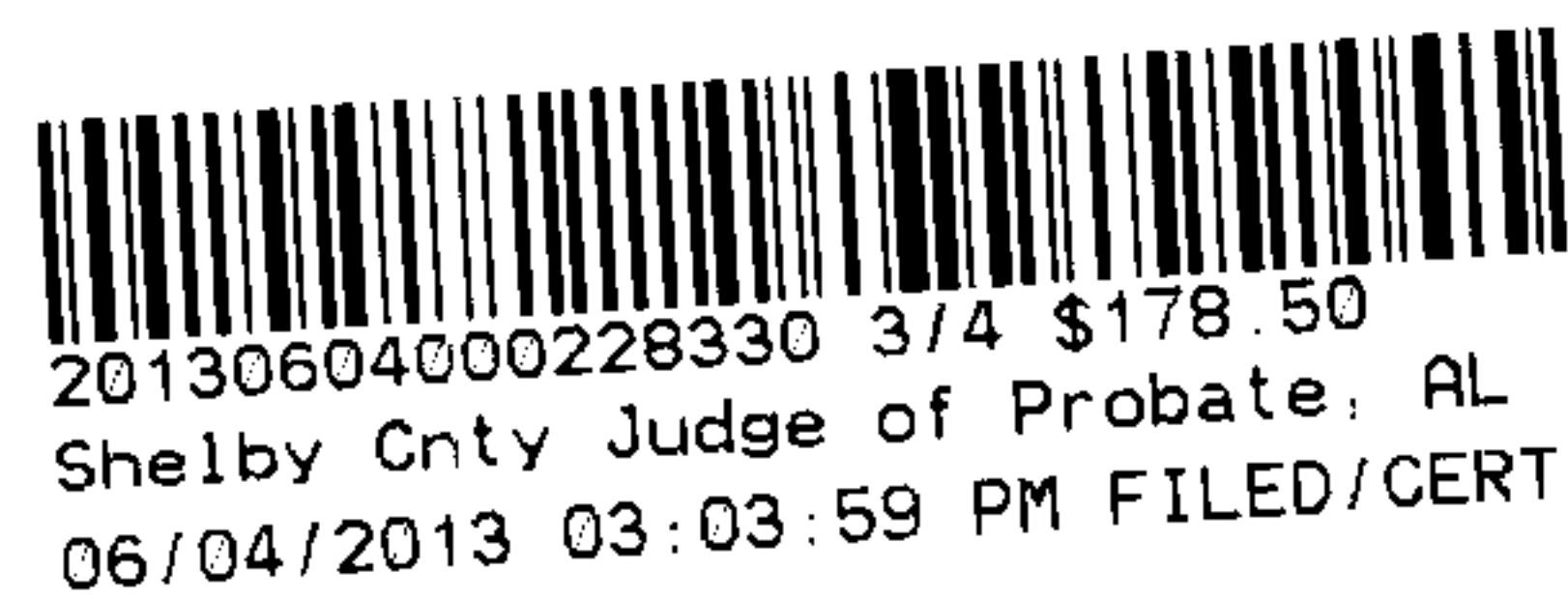
EXHIBIT 'A'
MS ONE, LLC
TO
SCOTT

Begin at the NE corner of the Northwest ¼ of Section 36, Township 20 South, Range 2 West; thence S 0°52'56" W a distance of 2937.62'; thence N 81°53'50" W a distance of 657.76'; thence N 0°01'40" E a distance of 2848.78' to a point lying on the North line of said ¼ Section; thence S 89°39'08" E, along said North line a distance of 695.05' to the point of beginning. All being situated in Shelby County, Alabama.

TOGETHER WITH

A Non-exclusive easement for Ingress/Egress, Utility and Drainage Easement being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°51'29"E, a distance of 1041.83' to the POINT OF BEGINNING OF SAID EASEMENT; thence S03° 17'23"E, a distance of 50.00'; thence N89°39'06"W, a distance of 50.00'; thence N48° 05'24"W, a distance of 30.00'; thence N89°39'07"W, a distance of 616.55'; thence S35°19'41"W, a distance of 123.62' to a point Lying on the Easterly R.O.W. line of Shelby County Highway #331 (Firetower Road), 60' R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 668.85, a central angle of 03°02'35", and subtended by a chord which bears N22°17'59"W, and a chord distance of 35.52'; thence along the arc of said curve and said R.O.W. line, a distance of 35.52'; thence N35°19'41"E and leaving said R.O.W. line, a distance of 120.22'; thence S89°39'06"E, a distance of 701.45' to the POINT OF BEGINNING OF SAID EASEMENT



Real Estate Sales Validation Form

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

Grantor's Name
MS One, LLC
Mailing Address
P.O. Box 16126
Mobile, AL 36616
Property Address
Off Hwy 331, Shelby County, AL
Parcel ID 14-7-36-0-000-002.001

Grantee's Name
Michael and Angela Scott
Mailing Address
3844 Timberline Way
Vestavia, AL 35243
Date of Sale: June 3, 2013

Total Purchase Price \$157,500.00
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 X 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 6.3.13

Print JAMES F. BURFORD II

____ Unattested _____
(Verified by)

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

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford II, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2013.

(Signature)
Notary Public
My Commission Exp. 10.22.14



20130604000228330 4/4 \$178.50
Shelby Cnty Judge of Probate, AL
06/04/2013 03:03:59 PM FILED/CERT