


SEND TAX NOTICE TO:
Edith Piper Renneker Anderson
5198 Cahaba Beach Lane
Birmingham, AL 35242

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20130617000245820 1/3 \$1158.00
Shelby Cnty Judge of Probate, AL
06/17/2013 09:26:42 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 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, I, **Edith Piper Renneker Anderson as Personal Representative of The Estate of William W. Renneker, deceased**, pursuant to Letters Testamentary from the Probate Court of Jefferson County, Alabama, Case Number 125097 (herein referred to as grantor), grant, bargain, sell and convey unto **Renneker Properties, L.L.C.**, an Alabama limited liability company (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is not the homestead of the Grantor.

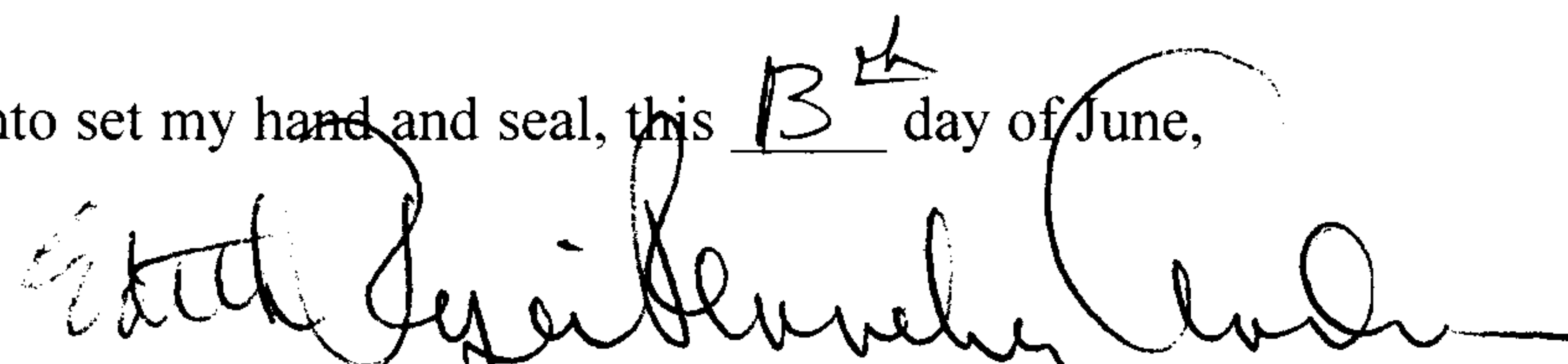
Shelby County, AL 06/17/2013
State of Alabama
Deed Tax: \$1140.00

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of June, 2013.


**Edith Piper Renneker Anderson as
Personal Representative of The Estate of
William W. Renneker**

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Edith Piper Renneker Anderson as Personal Representative of The Estate of William W. Renneker, 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 he executed the same voluntarily on the day the same bears date.

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

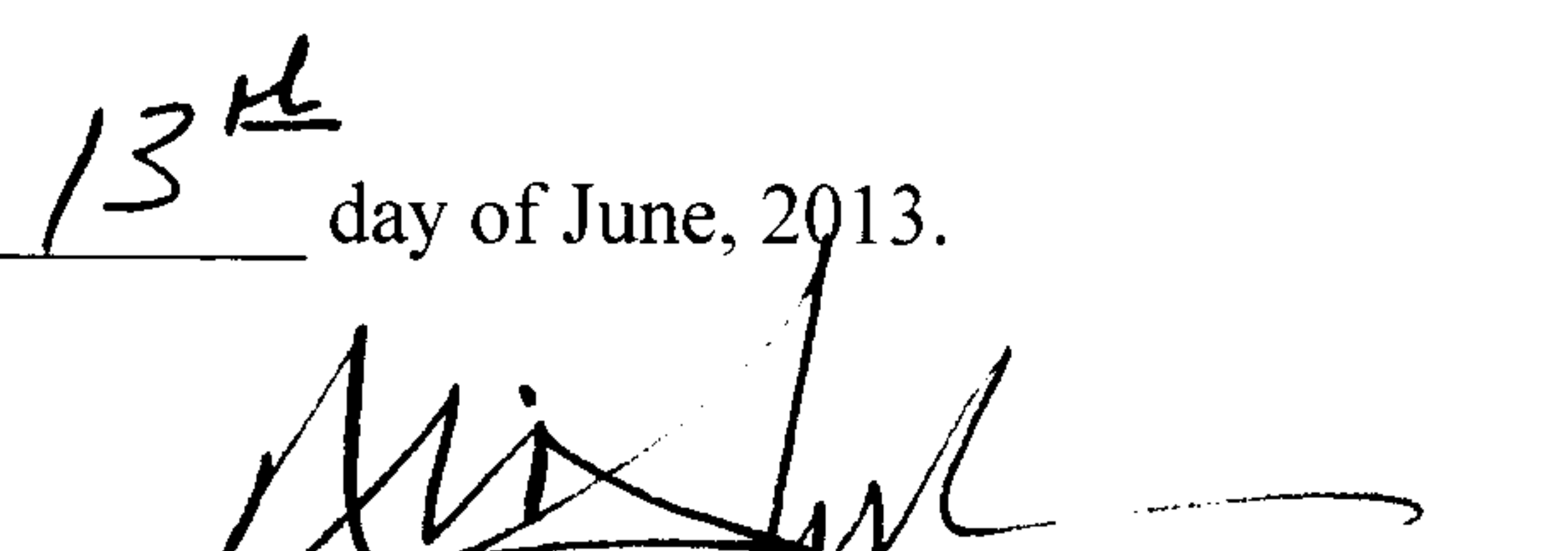

Notary Public
My Commission Expires: 2-3-2016

EXHIBIT "A"

PARCEL I:

Commence at the northeast corner of the northwest quarter of the southeast quarter of Section 25, Township 18 South, Range 2 West, which corner is the point of beginning of the real estate described herein:

Thence south along the east line of said northwest quarter of the southeast quarter for a distance of 585.43 feet, more or less, to the intersection of said east line with the northerly right of way line of the existing county road (Cahaba Beach Road); thence in a northwesterly direction along the northerly right of way line of said road to the point on said road which is 50 feet west of the east line of said northwest quarter of the southeast quarter; thence in a northerly direction and parallel to said east line to the south line of the southwest quarter of the northeast quarter of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90°00'00" right in an easterly direction and parallel with said south line for a distance of 50 feet, more or less, to the point on the east line of said southwest quarter of the northeast quarter of Section 25 which is 50 feet north of the point of beginning; thence 90°00'00" to the right and along said east line for a distance of 50 feet to the point of beginning.

PARCEL II:

All the southeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, but less and except the following:

- (a) All of that portion of the said quarter-quarter section that lies north-northwest of the Little Cahaba River.
- (b) Commence at the intersection of the east line of the southwest quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West and the south boundary of the Cahaba River as the point of beginning; thence south along said east line for a distance of 635.43 feet to a point; thence left 90°0'00" for a distance of 50.0 feet to a point; thence left 90°0'00" to the southerly boundary of the Cahaba River; thence in a southwesterly direction along the southerly boundary of the Cahaba River to the point of beginning.


Subject to:

- (a) A 50 foot wide non-exclusive easement for roadway and utilities given by John B. Rudolph and Charlotte C. Rudolph on February 12, 1981 to Edward A. Childs, his heirs, successors and assigns, and more particularly described as follows:

A 50 foot wide right of way located in the SE ¼ of the NE ¼ of Section 25, Township 18 South, Range 2 West, said right of way being 25 feet on each side of the following described center line:

Commence at the Southwest corner of said ¼ ¼ section; thence in a northerly direction along the westerly line of said ¼ ¼ section, a distance of 25.02 feet to the beginning of herein described right of way; thence 92°04'30" right, in an easterly direction, parallel to the southerly line of said ¼ ¼ section, a distance of 67.00 feet to the point of beginning of a curve to the left, having a radius of 148.70 feet; thence in a northeasterly direction along said curve, a distance of 114.06 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 464.66 feet to the beginning of a curve to the right, having a radius of 110.70 feet; thence in a northeasterly direction along said curve, a distance of 117.55 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 101.39 feet; thence in a northeasterly direction along said curve, a distance of 123.01 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 257.46 feet to the beginning of a curve to the left, having a radius of 390.30 feet; thence in a northeasterly direction along said curve, a distance of 148.19 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 550.66 feet to a point on the northerly line of said ¼ ¼ section, said point being 184.00 feet west of the northeast corner of said ¼ ¼ section, said point also being end of herein described right of way.

- (b) Restrictive Covenants contained in the "Agreement (Restrictive Covenants)" filed on the 9th day of January, 1978 in the Probate Office of Shelby County, Alabama, at Book 23, page 296.


20130617000245820 2/3 \$1158.00
Shelby Cnty Judge of Probate, AL
06/17/2013 09:26:42 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Edith Piper Renneker Anderson as Grantee's Name Renneker Properties, L. L.C.
Mailing Address Personal Representative of the Mailing Address 5198 Cahaba Beach Lane
Estate of William W. Renneker, deceased Birmingham, AL 35242
5198 Cahaba Beach Lane
Birmingham, AL 35242

Property Address _____ Date of Sale _____

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,140,000

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 ☒ Other Tax Assessor's Notice
☐ 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 _____

Print A. Eric Johnston, Attorney

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20130617000245820 3/3 \$1158.00
Shelby Cnty Judge of Probate, AL
06/17/2013 09:26:42 AM FILED/CERT