

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Bent Tree, LLC
120 Bishop Circle
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eight Hundred Thousand and No/100 Dollars (\$800,000.00) and other good and valuable consideration, to The Kelly Living Trust dated February 7, 2002 (herein referred to as "Grantor"), in hand paid by Bent Tree, LLC (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of said 1/4-1/4 section; thence run East along the South 1/4-1/4 line of 552.40 feet; thence run in a Northeasterly direction along the East right of way of U.S. Highway #31 a distance of 1115.99 feet to an iron pin found at the point where the South boundary line of Tract E intersects the East right of way line of U.S. Highway #31 (being the Southwest corner of Old Parcel I as recorded in Deed Book 21, page 28, in the Probate Office of Shelby County, Alabama), said point being the point of beginning; thence continue last course a distance of 335.49 feet to an iron; thence turn right 63°21'26" and run East a distance of 392.23 feet to an iron; thence turn right 90°04'06" and run South a distance of 299.96 feet to an iron pin; thence turn right 89°56'28" and run West a distance of 542.31 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Transmission line permit to Alabama Power Company, as recorded in Deed Book 174, at Page 304; Deed Book 174, at Page 302 and Deed Book 245, at Page 18, in the Probate Office of Shelby County, Alabama; (3) Less and except Highway right of way; (4) Condemnation for right of way as described in condemnation proceedings in Final Record 16, Page 65, in the Probate Office of Shelby County, Alabama; (5) Easement agreement with Jefferson Federal recorded in Real Record 230, at Page 615, in the Probate Office of Shelby County, Alabama.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as

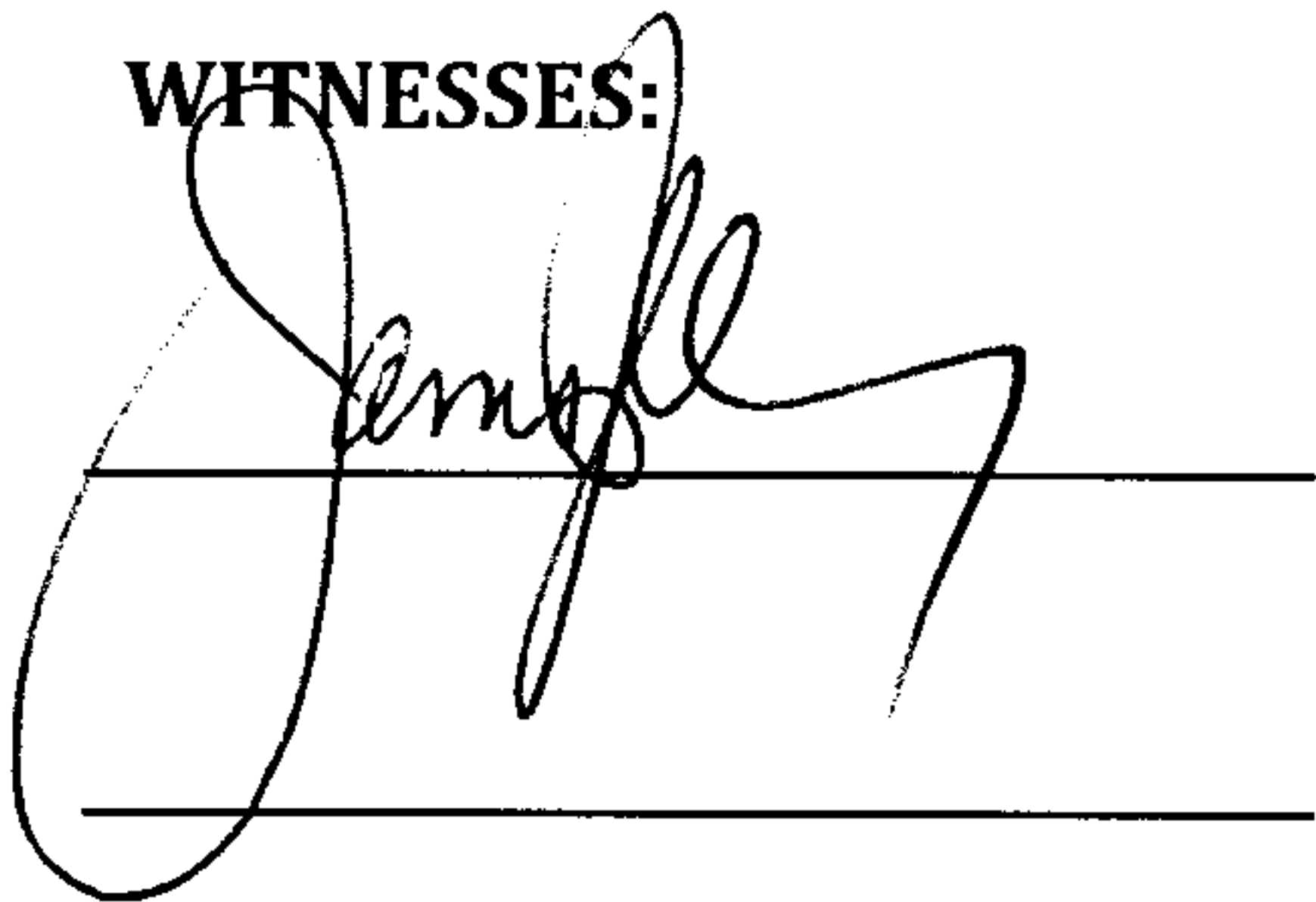
Shelby County, AL 07/19/2013
State of Alabama
Deed Tax: \$800.00


20130719000294140 1/3 \$818.00
Shelby Cnty Judge of Probate, AL
07/19/2013 11:10:10 AM FILED/CERT

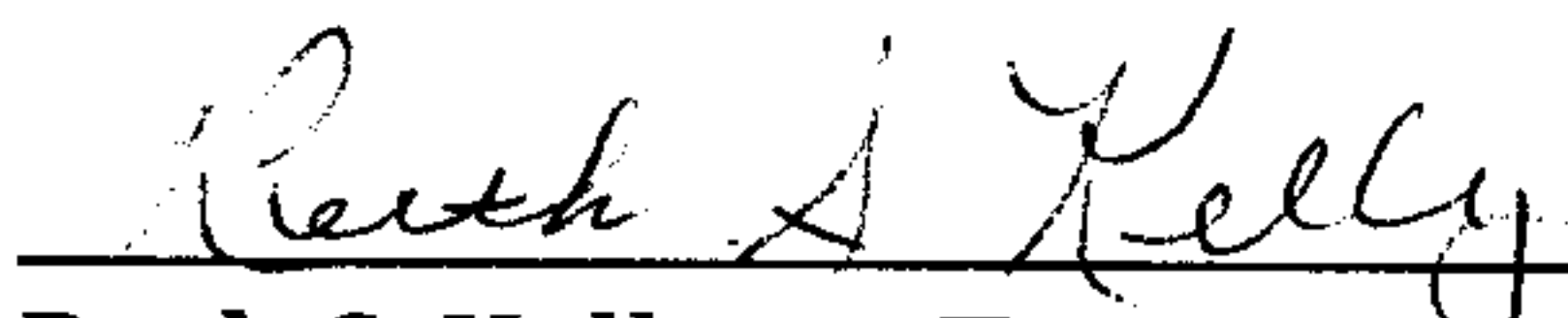
aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of July, 2016.

WITNESSES:



**THE KELLY LIVING TRUST, DATED
FEBRUARY 7, 2002**

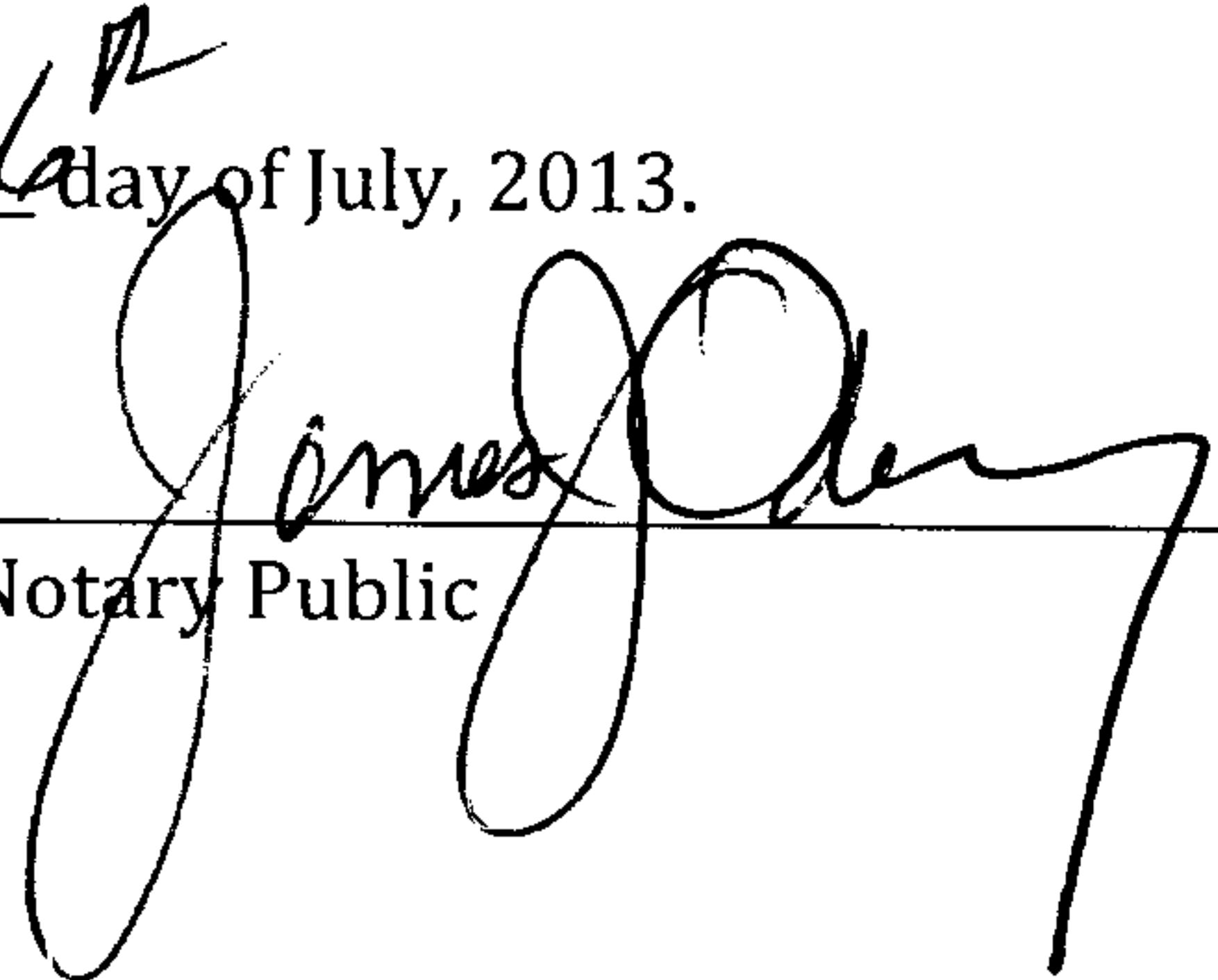
By: 
Ruth S. Kelly, as Trustee

By: 
James E. Kelly, Jr., as Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth S. Kelly and James E. Kelly, Jr., whose names as Trustees under The Kelly Living Trust, dated February 7, 2002, 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 the conveyance, they, in their capacities as such Trustees, and with full authority, executed the same for and as the act of the said Trust.

Given under my hand and seal this 16th day of July, 2013.


Notary Public

My Commission Expires: 07/14/2015


20130719000294140 2/3 \$818.00
Shelby Cnty Judge of Probate, AL
07/19/2013 11:10:10 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 The Kelly Living Trust
Mailing Address 1747 Patton Chapel Road
Hoover, AL 35226

Grantee's Name Bent Tree, LLC
Mailing Address 120 Bisop Circle
Pelham, AL 35124

Property Address 2969 Pelham Parkway
Pelham, AL 35124

Date of Sale 07/16/2013
Total Purchase Price \$ 800,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130719000294140 3/3 \$818.00
Shelby Cnty Judge of Probate, AL
07/19/2013 11:10:10 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 7/16/2013

Print James T. Adam Jr; closing atty

____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1