



20130723000299010 1/4 \$802.50
Shelby Cnty Judge of Probate, AL
07/23/2013 09:27:10 AM FILED/CERT

This Instrument Prepared By:
Justin D. Fingar, Esq.
DonovanFingar, LLC
813 Shades Creek Parkway, Suite 200
Birmingham, Alabama 35209

Send Tax Notice To:
Highway 119 Alabaster, LLC
2830 Cahaba Road
Birmingham, AL 35223

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is executed and delivered on this 19th day of July, 2013, by **CAROL M. ROY**, a married woman (hereinafter called "Grantor"), in favor of **HIGHWAY 119 ALABASTER, LLC**, an Alabama limited liability company (hereinafter called "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real property, situated in Shelby County, Alabama (the "Property"), to-wit:

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

This being the same property acquired by Grantor by warranty deed recorded in Instrument 20120622000220970 recorded in the Office of the Judge of Probate Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2013 and subsequent years not yet due and payable.
2. Building lines, easements, and restrictions of record.
3. Mineral and mining rights not owned by Grantor.
4. Present zoning classification.

The property herein conveyed is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever in fee simple.

And the said Grantor, does for herself and for her successors and assigns covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said

premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her 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, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

Carol M. Roy

CAROL M. ROY



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STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Carol M. Roy, whose name is signed to the above instrument and who is known to me, did personally appear before me and acknowledged on this date that, being informed of the contents of said instrument, she executed the same voluntarily.

GIVEN under my hand and seal of office this 19th day of July, 2013.

[SEAL]

Justin D. Finigan

NOTARY PUBLIC
My Commission Expires: 10/10/2015

EXHIBIT "A"

(Legal Description of Property)

A parcel of land situated in the North one-half of Section 11, Township 21 South, Range 3 West Shelby County, Alabama being more particularly described as follows:

Begin at a found 1 1/2 inch pipe marking the Southeast corner of the Northwest one-quarter of said Section 11; thence run North 89 degrees 30 minutes 42 seconds West along the South line thereof for a distance of 260.37 feet to a set 5/8 inch capped rebar stamped CA-560LS on the Eastern-most right of way of Alabama State Highway 119; thence run North 07 degrees 28 minutes 28 seconds East along said right of way for a distance of 51.31 feet to a set 5/8 inch capped rebar stamped CA-560LS and the point of beginning of a non-tangent curve turning to the left, said curve having a radius of 4815.00 feet, a central angle of 05 degrees 33 minutes 22 seconds, a chord bearing of North 01 degrees 37 minutes 14 seconds East, and a chord length of 466.75 feet; thence run Northerly along the arc of said curve and along said right of way for a distance of 466.93 feet to a set 5/8 inch capped rebar stamped CA-560LS and the point of tangency of said curve; thence run North 01 degrees 09 minutes 28 seconds West along a line tangent to said curve for a distance of 42.58 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said right of way run North 89 degrees 45 minutes 53 seconds East for a distance of 248.31 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 33 minutes 18 seconds East for a distance of 210.00 feet to a found 2 inch pipe (disturbed); thence run North 88 degrees 39 minutes 39 seconds East for a distance of 669.78 feet to a found 1/2 inch rebar on the Southwestern-most right of way of the CSXT Railroad right of way (100 foot right of way) and a corner in a Barbed Wire Fence; thence leaving said right of way run South 00 degrees 16 minutes 02 seconds East along said fence line and an agreement line mentioned in Instrument 20120622000220970 recorded in the Office of the Judge of Probate Shelby County, Alabama for a distance of 594.30 feet to a found 30" diameter oak tree with a railroad spike driven in its center at approximately 5.00 feet in height; thence run South 02 degrees 09 minutes 01 seconds West along said fence line and along said agreement line for a distance of 200.48 feet to a set 5/8 inch capped rebar stamped CA-560LS and a corner in said fence line, said point being on the South line of the Northeast one-quarter of said Section 11; thence run North 89 degrees 30 minutes 42 seconds West along said South line and along said fence line for a distance of 673.87 feet to the POINT OF BEGINNING. Said parcel contains 668,131 square feet or 15.34 acres more or less.



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Real Estate Sales Validation Form

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

Grantor's Name Carol M. Roy
Mailing Address 583 3rd St NE
Alabaster, AL 35007

Grantee's Name Highway 119 Alabaster, LLC
Mailing Address 2830 Cahaba Road
Birmingham, AL 35223

Property Address Alabaster, AL
23 1 11 2 001 009.000
23 1 11 1 001 005.000

Date of Sale _____
Total Purchase Price \$ 781,455
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



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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 July 19, 2013

Print Carol M. Roy

Unattested

(verified by)

Sign Carol M. Roy
(Grantor/Grantee/Owner/Agent) circle one

Print Form