

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice to:
Signature Six, LLC
1292 Greystone Crest
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Dorothy K. Holloway and husband, Terry Holloway**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Signature Six, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

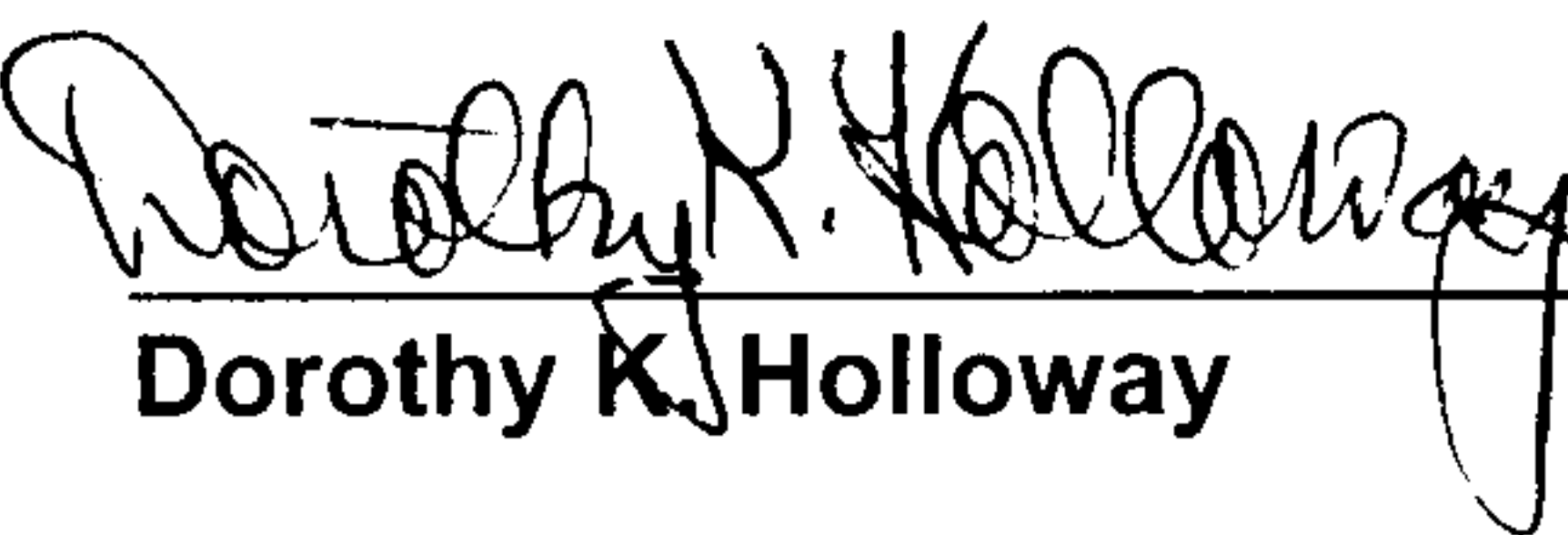
See Exhibit "A" attached hereto and made a part hereof for legal description


- Subject To:
1. Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.
 2. Right of way granted to Alabama Power Company as set out in Deed Book 145, Page 307.
 3. Boundary Line Agreement recorded in Instrument #1996-39728.
 4. Quit Claim Deed, Bill of Sale Agreement of "Water System" as set out in Instrument #1998-34327.
 5. Boundary conditions of survey as set out in Instrument #2000-33548.
 6. Boundary Line Agreement recorded in Instrument #20081030000421460.
 7. Existing easements, restrictions, rights of way, and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **27th** day of **August, 2013**.


Dorothy K. Holloway


Terry Holloway

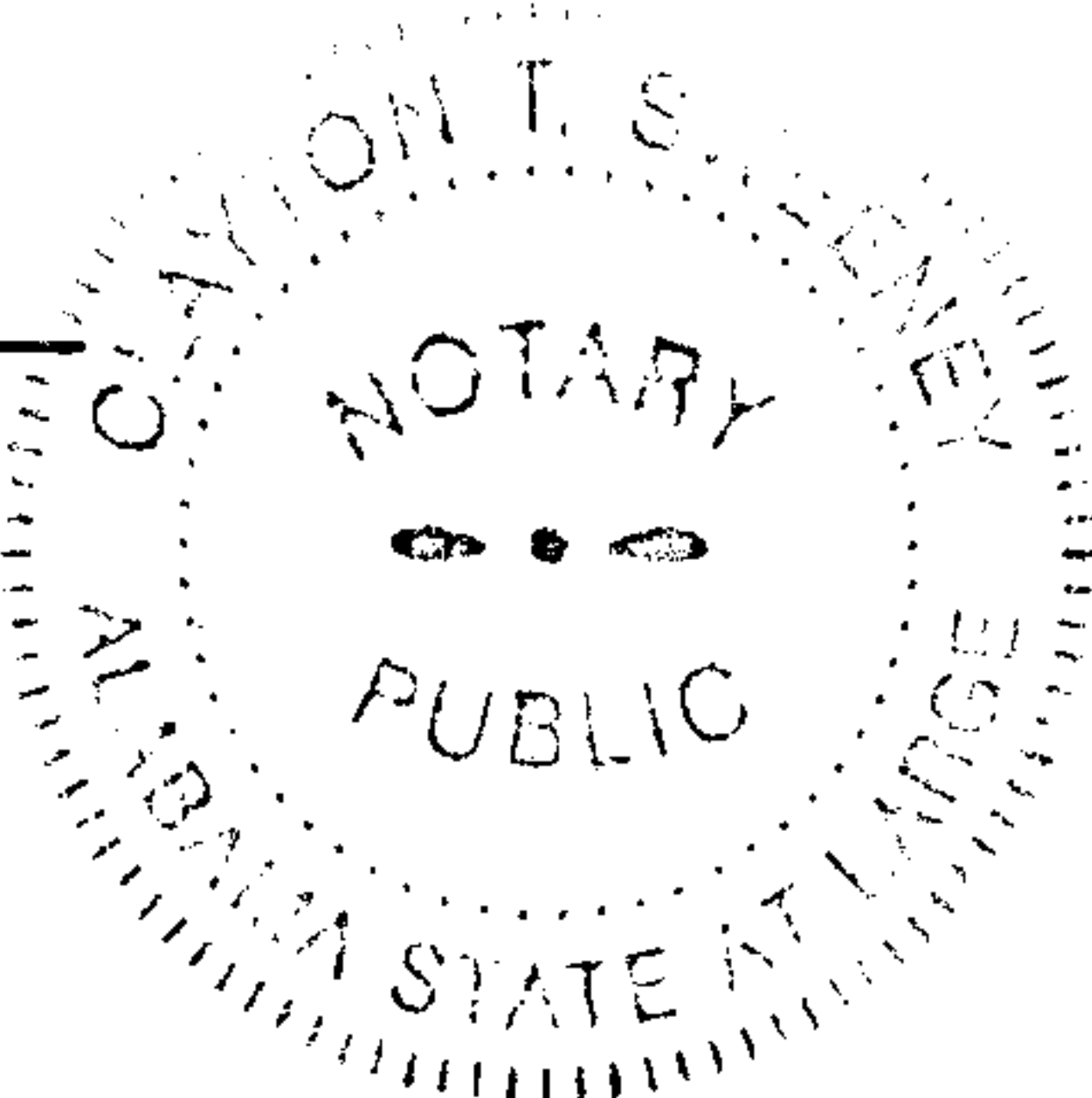
Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$1200.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dorothy K. Holloway, and husband Terry Holloway, 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 the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of August, 2013.


NOTARY PUBLIC
My Commission Expires: 6/5/2015



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

From a ½" rebar at the Northeast corner of Section 11, Township 20 South, Range 2 East, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said Section 11 a distance of 1296.26 feet to a ½" rebar on a fence line; thence turn 89 degrees 39 minutes 32 seconds left and run 37.85 feet to a ½" rebar at a fence corner; thence turn 88 degrees 14 minutes 28 seconds right and run 1049.80 feet along a fence line to a ½" rebar; thence turn 00 degrees 02 minutes 25 seconds left and run 241.74 feet along a fence line to a ½" rebar; thence turn 00 degrees 10 minutes 59 seconds left and run 42.23 feet along a fence line to a ½" rebar on the West boundary of the Northwest ¼ - Northeast ¼ of said Section 11, that is 71.19 feet South of the Northwest corner of said Northwest ¼ - Northeast ¼; thence turn 88 degrees 32 minutes 22 seconds left and run 1259.31 feet to a ½" rebar at the Northwest corner of the Southwest ¼ - Northeast ¼ of said Section 11; thence continue along said course a distance of 1330.48 feet to a ½" rebar at the Southwest corner of said Southwest ¼ - Northeast ¼; thence turn 90 degrees 11 minutes 04 seconds right and run 276.09 feet to a ½" rebar on the East boundary of Shelby County Highway #79 (60' R.O.W.) ; thence turn 122 degrees 15 minutes 15 seconds left and run 69.95 feet along said highway boundary to a ½" rebar; thence turn 57 degrees 32 minutes 37 seconds left and run 238.95 feet to a ½" rebar on the West boundary of the Northwest ¼ - Southeast ¼ of said Section 11; thence turn 18 degrees 36 minutes 00 seconds left and run 105.27 feet along a fence line to a ½" rebar; thence turn 18 degrees 37 minutes 28 seconds right and run 1222.25 feet along said fence line to a ½" rebar on the West boundary of the Northeast ¼ - Southeast ¼ of said Section 11; thence turn 90 degrees 33 minutes 52 seconds left and run 31.61 feet to a ½" rebar at the Southwest corner of the Southeast ¼ - Northeast ¼ of said Section 11; thence turn 90 degrees 20 minutes 16 seconds right and run 1322.14 feet to a ½" rebar at the Southwest corner of the Southwest ¼ - Northwest ¼ of Section 12, Township 20 South, Range 2 East; thence turn 00 degrees 42 minutes 31 seconds left and run 1331.58 feet along a fence line to a ½" rebar at the Southeast corner of said Southwest ¼ - Northwest ¼; thence turn 89 degrees 34 minutes 31 seconds left and run 1329.99 feet to a ½" rebar at the Southeast corner of the Northwest ¼ - Northwest ¼ of said Section 12; thence continue along said course a distance of 1314.18 feet to a ½" rebar that is 15.80 feet South of the Northeast corner of said Northwest ¼ - Northwest ¼; thence turn 90 degrees 06 minutes 30 seconds left and run 475.65 feet along a fence line to a 2" pipe; thence turn 00 degrees 11 minutes 47 seconds right and run 494.37 feet along a fence line to a 2" pipe; thence turn 01 degrees 02 minutes 31 seconds right and run 371.20 feet along a fence line to the point of beginning of herein described parcel of land, situated in the Northeast ¼ - Southwest ¼ and the Northwest ¼ - Southeast ¼ and the Northeast ¼ of Section 11, Township 20 South, Range 2 East and the West ½ - Northwest ¼ of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and except any portion of the subject land lying North and/or West of the boundary lines established in the agreements recorded in Instrument #1996-39728 and Instrument #20081030000421460, in the Probate Office of Shelby County, Alabama.



20130906000363200 2/3 \$1220.00
Shelby Cnty Judge of Probate, AL
09/06/2013 11:09:36 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 Dorothy K. Holloway
Mailing Address Terry Holloway
7001 Lake Run Drive
Birmingham, AL 35242

Grantee's Name Signature Six LLC
Mailing Address 1292 Greystone Crest
Birmingham, AL 35242

Property Address 881 Sun Valley Road
Harpersville, AL 35078

Date of Sale August 27, 2013
Total Purchase Price \$1,200,000.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the 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 Dorothy K. Holloway and Terry Holloway

☐ Unattested

Sign

Dorothy K. Holloway
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1