

This instrument was prepared by:

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Mixon Firm, LLC
Two Perimeter Park South, Suite 430W
Birmingham, Alabama 35243

Send tax notices to:

State of Alabama
P.O. Box 2745
Birmingham, Alabama 35202

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Twelve Thousand Seventy and No/100 Dollars (\$112,070.00) and other good and valuable consideration in hand paid to the undersigned **BIRMINGHAM REALTY COMPANY**, an Alabama corporation (herein referred to as the "Grantor"), by the **STATE OF ALABAMA DEPARTMENT OF TRANSPORTATION** (herein referred to as the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, its successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Taxes for the year 2013, and subsequent years.
2. Mining and mineral rights not owned by the Grantor.
3. Municipal zoning ordinances, existing variances and existing landmarks designations, if any.
4. Record covenants, restrictions, declarations, reservations and easements and any other matters of record.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
6. Right-of-way granted to Alabama Power Company recorded in Real Volume 8, page 806; and Deed Book 109, page 499.
7. Right of way to Shelby County recorded in Final Record 13, page 330.
8. Right-of-way granted South Central Bell Telephone Company recorded in Deed Book 328, page 889.
9. Less and except any portion of the Property lying within a road right of way.

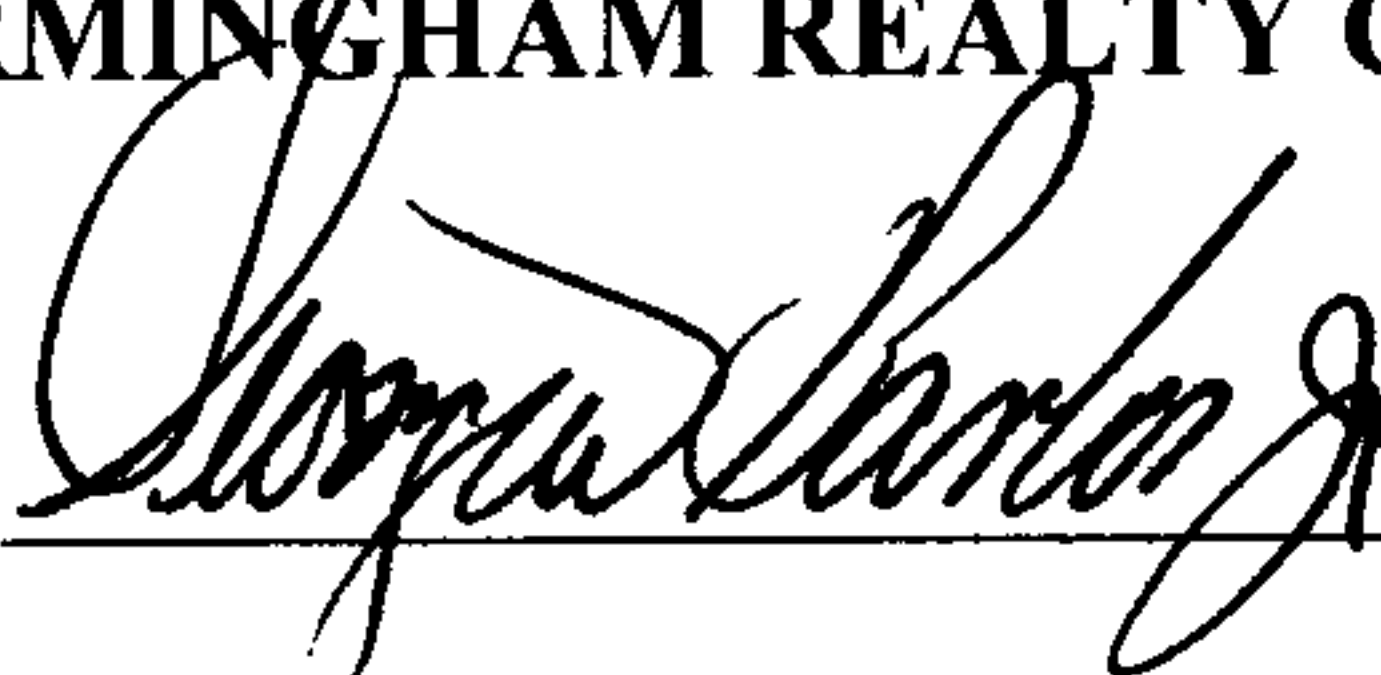
TO HAVE AND TO HOLD the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The Grantor hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor, and its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has hereto set its signature and seal on the date of the acknowledgment of the Grantor's signature below, to be effective as of September 26, 2013.

GRANTOR:

BIRMINGHAM REALTY COMPANY

By: 


Name: George W. Barber, Jr.

Title: Chairman

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared George W. Barber, Jr., whose name as Chairman of Birmingham Realty Company, an Alabama corporation, whose name as Grantor is signed to the foregoing conveyance and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, he/she, as such officer and with full power and authority, executed the same voluntarily on behalf of said corporation, on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2013.


Notary Public

AFFIX SEAL

My commission expires: 5 - 17 - 16

Exhibit A
(consisting of 2 pages)

(Legal Description)

A part of the NW ¼ of SW ¼, Section 32, Township 18-S, Range 1-W, Shelby County, Alabama and being more fully described as follows:

Commence at the Northwest corner of the Southwest Quarter of said Section 32;

thence run southerly along the west line of said Southwest Quarter a distance of 652.7 feet to an iron pin, said pin being the Northwest corner of a ten acre tract as described by Deed Book 5, page 398;

thence turn left 64° 37' and run southeasterly a distance of 120.97 feet to a point on the grantor's northwest property line;

thence turn left 93° 51' 29" and run northeasterly along the grantor's said property line a distance of 300.00 feet to an iron pin set;

thence turn right 94° 37' 51" and run southeasterly 721.12 feet to an iron pin set on the west right-of-way of Alabama Highway 119 (80' right-of-way);

thence turn right 85° 22' 09" and run 8 feet along said present R/W line to the point of BEGINNING;

thence in a southwesterly direction along the said present R/W line a distance of 292 feet, more or less, to a point on the grantor's southwest property line;

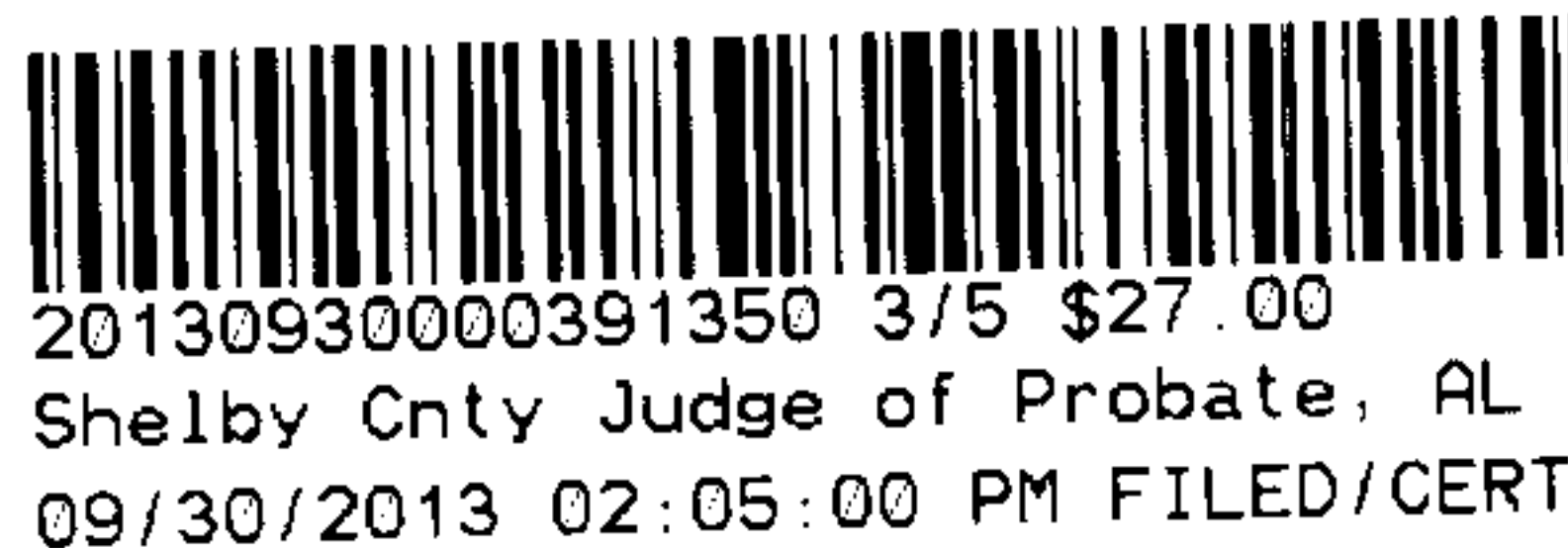
thence in a northwesterly direction along the grantor's said property line a distance of 23 feet, more or less, to a point on the acquired R/W line;

thence in a northeasterly direction along the acquired R/W line a distance of 211 feet, more or less, to a point on the acquired R/W line;

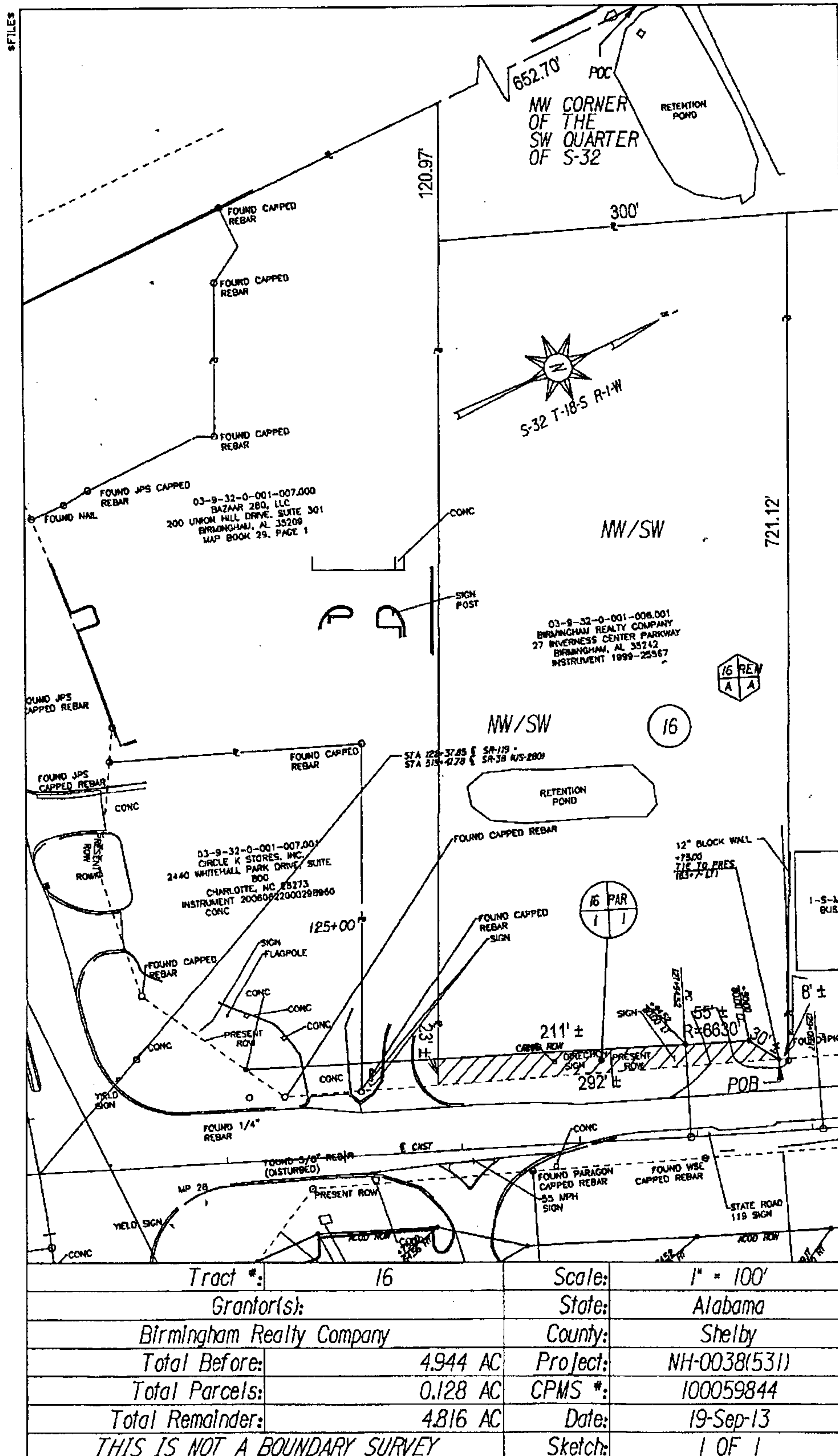
thence following the curvature thereof an arc distance of 55 feet, more or less, and along the acquired R/W line to a point on the acquired R/W line (said arc having a counterclockwise direction, a chord distance of 55 feet, more or less, and a radius of 6630 feet, more or less);

thence in an easterly direction along the acquired R/W line a distance of 30 feet, more or less, to the point and place of BEGINNING, containing 0.128 acres, more or less.

And as shown on the Property Sketch attached hereto and made a part hereof.



Page (2)
(Property Sketch)



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Birmingham Realty Co.
Mailing Address 27 Inverness Center Pkwy.
Birmingham, AL 35242

Grantee's Name State of Alabama
Mailing Address P O Box 2745
Birmingham AL 35202

Property Address: Hwy 119
Birmingham, AL

Date of Sale 9-26-13

Total Purchase Price \$ 112,070.00

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 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.

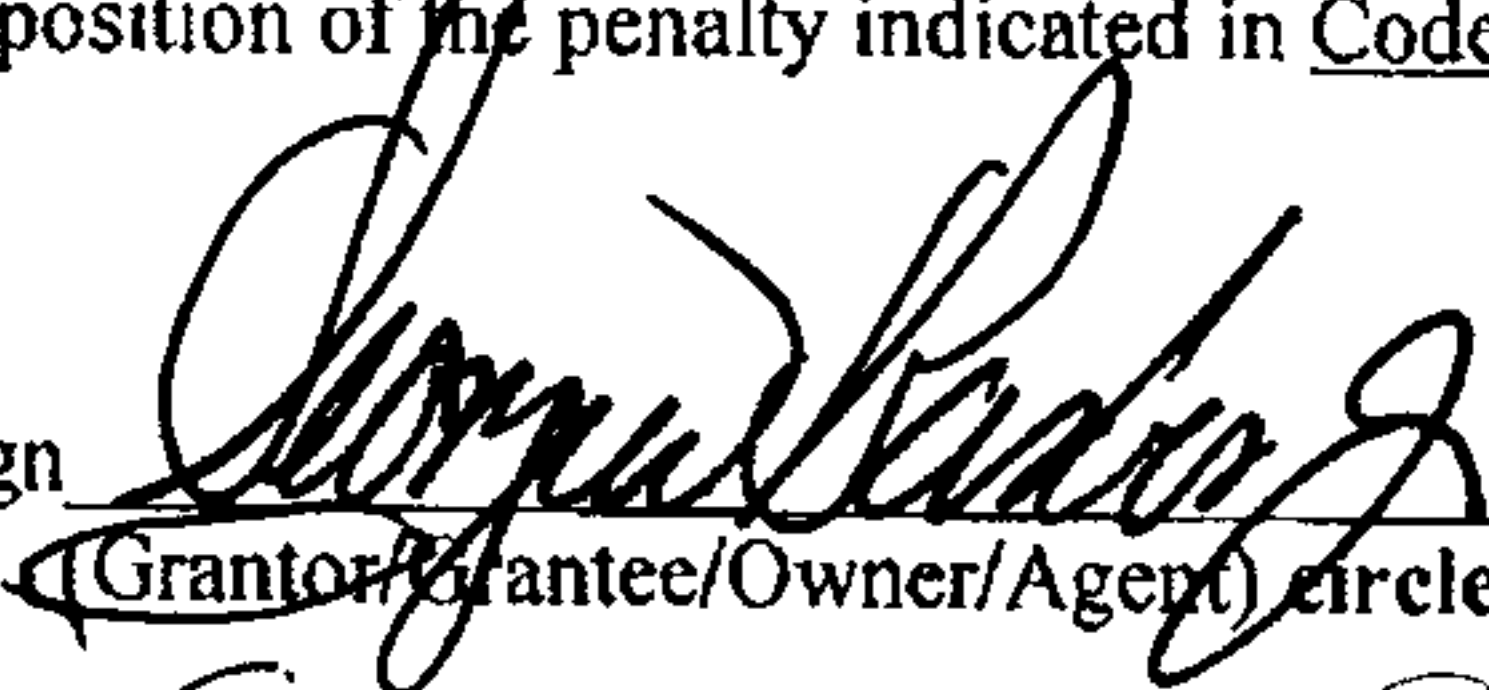
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 September 26, 2013

Sign



(Grantor/Grantee/Owner/Agent) circle one

Print

George W. Barber, Jr.

☐ Unattested

(Verified by)