

This instrument was prepared by:  
Jeff W. Parmer  
LAW OFFICES OF JEFF W. PARMER, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209  
(205) 871-1440

Send Tax Notice to:  
Deerwood Investments LLC  
3215 Canterbury Place  
Vestavia, AL 35242

**GENERAL WARRANTY DEED**

by  
Trustee  
of

**The Irrevocable Trust of Grover S. McLeod Deerwood Lake House**

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

That in consideration of Two Hundred Twenty Five Thousand and no/100 Dollars (\$225,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Malcolm S. McLeod, a married man, as Trustee of the Irrevocable Trust of Grover S. McLeod (herein referred to as Grantor) does grant, bargain, sell and convey unto Deerwood Investments LLC (herein referred to as Grantee) the real estate situated in Shelby County, Alabama and more fully described as follows:

Lot 7, according to the Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

The property conveyed is not the homestead of the grantor nor that of his spouse.

\$ 0 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.


And I, in my capacity as Trustee of the Irrevocable Trust of Grover S. McLeod, do covenant with the said Grantee, his heirs and assigns, that I as Trustee am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that I as Trustee have a good right to sell and convey the same as aforesaid; that the Trust will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

This instrument is executed by the undersigned solely in his representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in his individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in his representative capacity.

**IN WITNESS WHEREOF**, the undersigned has hereto set his hand and seal this 15 day of October, 2013.

Shelby County, AL 10/22/2013  
State of Alabama  
Deed Tax: \$225.00

  
20131022000418550 1/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
10/22/2013 01:02:21 PM FILED/CERT

By: \_\_\_\_\_ [SEAL]  
Malcolm S. McLeod,  
Trustee of the Irrevocable Trust of Grover S. McLeod  
Deerwood Lake House

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Malcolm S. McLeod**, as Trustee of the Irrevocable Trust of Grover S. McLeod Deerwood Lake House, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust, on the same that bears date.

Given under my hand and official seal this the 15<sup>TH</sup> day of OCTOBER, 2013.

[NOTARY SEAL]

  
NOTARY PUBLIC -  
My commission expires:

My Commission Expires  
**3/8/14**



20131022000418550 2/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
10/22/2013 01:02:21 PM 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 Malcolm McLeod  
Mailing Address 3215 Canterbury Place  
Vestavia, AL 35242

Grantee's Name Atena Deerwood  
Mailing Address Investments

Property Address 113 Deerwood Lake Drive  
Harpersville, AL  
35078

Date of Sale 10/16/13  
Total Purchase Price \$ 225,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20131022000418550 3/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
10/22/2013 01:02:21 PM 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 10/18/13

Print

Jeff W. Barnes

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one