

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

Send Tax Notice To
Daniel M. Mims
1027 Baldwin Lane
Birmingham, AL 35242

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty-Two Thousand Five Hundred and 00/100 (\$22,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Forest Parks, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel M. Mims**, (hereinafter referred to as GRANTEE), his heirs 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:
Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines 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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized managing member hereunto set hand and seal this the **6th** day of **November, 2013**.

Forest Parks, LLC
an Alabama Limited Liability Company

K. Bryson Weygand, Managing Member

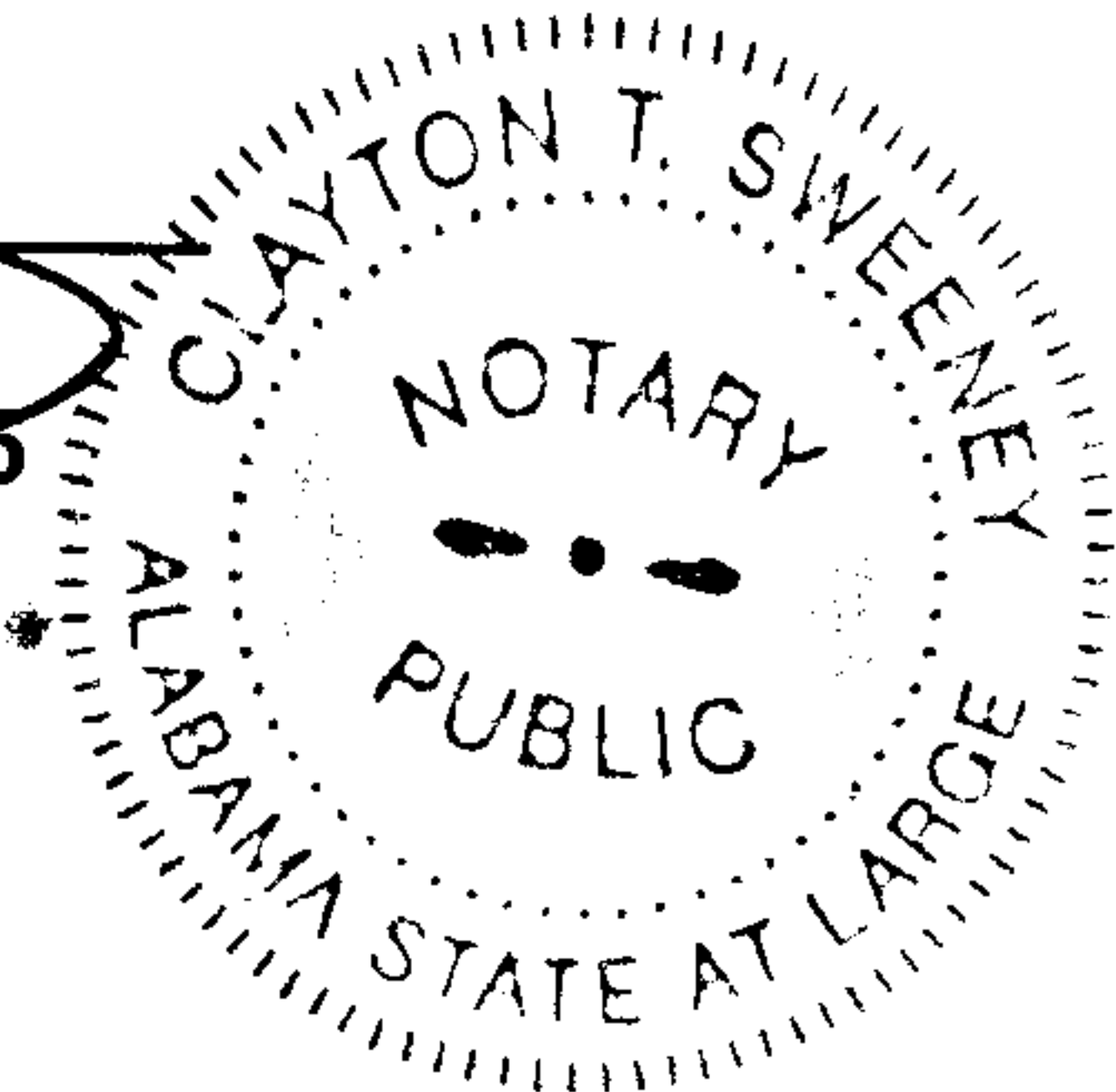
Shelby County, AL 11/12/2013
State of Alabama
Deed Tax: \$22.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that K. Bryson Weygand, whose name as Managing Member of Forest Parks, LLC, an Alabama Limited Liability Company, 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 the Instrument, he as such managing member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of November, 2013.

NOTARY PUBLIC
My Commission Expires: 6/5/2015



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at a pine knot in a rock pile marking the Southwest corner of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Northerly direction along the West line of said Section 21 a distance of 996.62 feet to a rebar and cap located on the Southwesterly right of way of U.S. Highway 280; thence turn an interior angle of 48° 37' 09" and run to the right in a Southeasterly direction along said right of way a distance of 198.78 feet to a rebar and cap; thence turn an interior angle of 165° 42' 37" to the tangent of a curve to the left having a central angle of 10° 54' 49" and radius of 5969.58 feet and run right to left along the arc of said curve in a Southeasterly direction and along said right of way a distance of 1137.07 feet to a rebar and cap on the South line of said Section 21; thence turn an interior angle of 44° 17' 00" from the tangent of last described curve and run to the right in a Westerly direction along the South line of said Section 21 a distance of 875.72 feet to the point of beginning. Less and except any portion lying within the right of way of the public road.



20131112000445190 2/3 \$42.50
Shelby Cnty Judge of Probate, AL
11/12/2013 02:58:10 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 Forest Parks, LLC
Mailing Address 5313 Meadow Brook Road
Birmingham, AL 35242

Grantee's Name Daniel M. Mims
Mailing Address 1027 Baldwin Lane
Birmingham, AL 35242

Property Address metes and bounds
unknown

Date of Sale November 6, 2013
Total Purchase Price \$ 22,500.00

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

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 Forest Parks, LLC
by: K. Bryson Weygand, Managing Member

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1