

This instrument was prepared by:
William D. Hasty, Jr., Attorney at Law
2090 Columbiana Road, Suite 2000
Birmingham, Alabama 35216

Send tax notice to:
LP Swann Properties, LLC
3115 12th Avenue N
Birmingham, Alabama 35234-3221

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Five Hundred Thousand Dollars (\$500,000.00), the receipt whereof is hereby acknowledged, the undersigned **BILLY L. HANCOCK and wife, MADELLE B. HANCOCK** ("Grantors"), do hereby grant, bargain, sell and convey unto **LP SWANN PROPERTIES, LLC, an Alabama limited liability company** ("Grantee"), the following described property located in Shelby County, Alabama, to-wit:

Lot 2, Handy's Addition to Pelham, Map Book 36, Page 144, as recorded in the Probate Court of Shelby County, Alabama.

Together with that certain 20 foot ingress and egress easement described as follows:

A part of Lot 1 & Lot 2, according to the Final Plat for Handy's Addition to Pelham, as recorded in Map Book 36, Page 144 in the Probate office for Shelby County, Alabama more particularly described as follows:

Commence at the SW Corner of Lot 2 according to the Final Plat for Handy's Addition to Pelham, as recorded in Map Book 36, Page 144 in the Probate office for Shelby County, Alabama; thence S 74°09'32" E along the Southern Line of said Lot 2 for a distance of 50.0 feet to the point of beginning of a 20.0' wide access easement being 10' to both sides of, parallel to and abutting the following described centerline: Thence continue along the last course S 74°09'32" E and along the Southern Line of Said Lot 2 for a distance of 115.0' to the end of this easement.

Mineral and mining rights excepted.

Subject to the following: Alabama Power right-of-way recorded in Volume 102, page 198, Volume 103, page 55, and Volume 150, page 364; and, 50 foot non-exclusive easement recorded in Map Book 36, page 144.

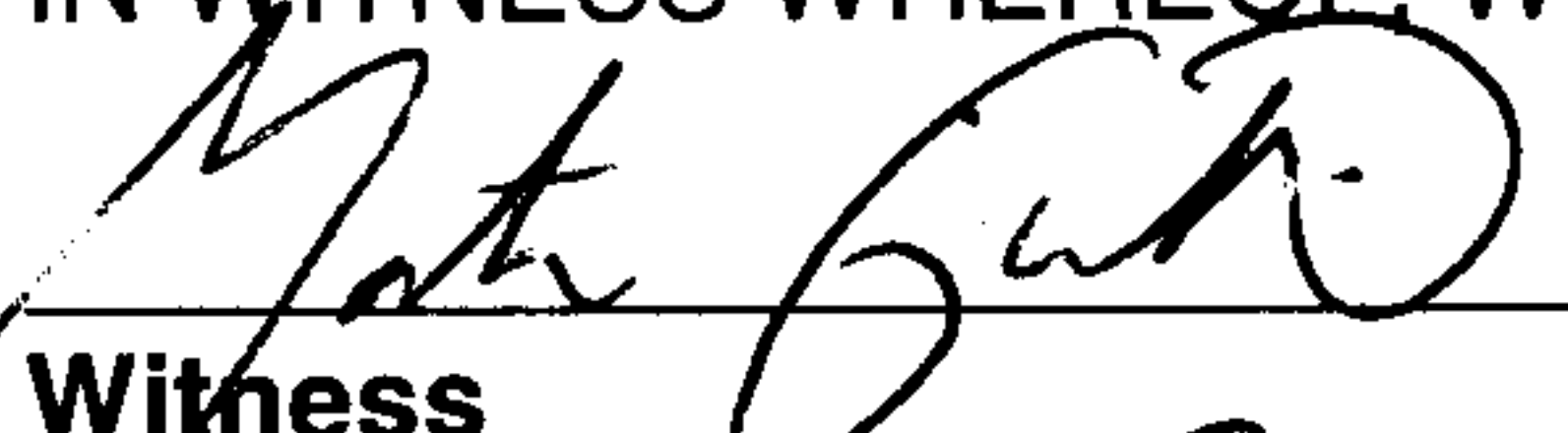
Subject to any right of ways, liens, easements, restrictions, covenants or agreements that may exist but are not shown by public records.

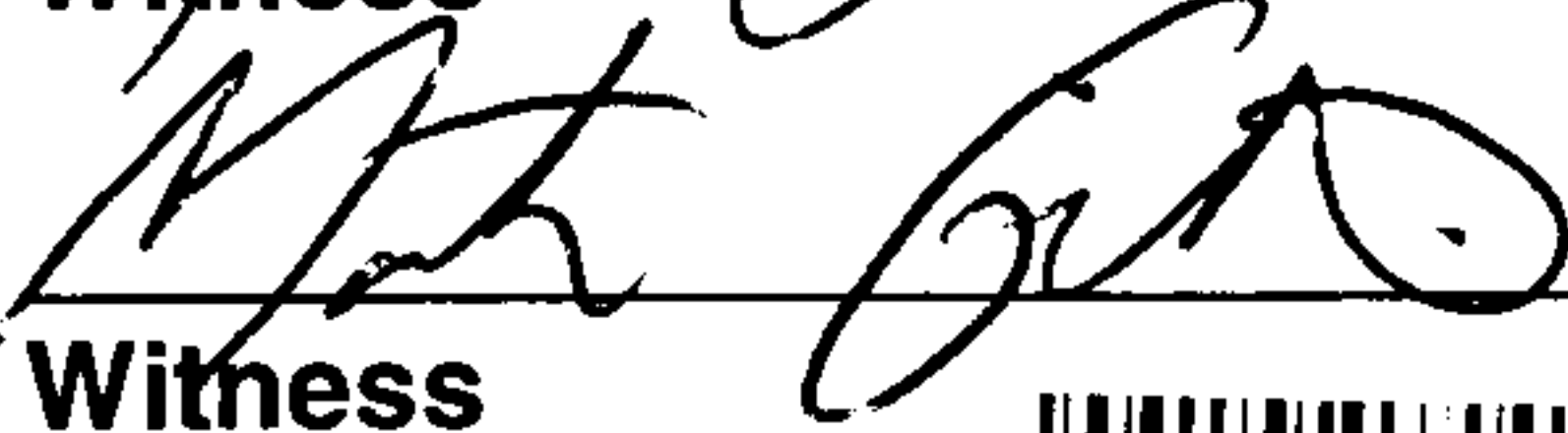
Subject property does not constitute the homestead of Grantors.

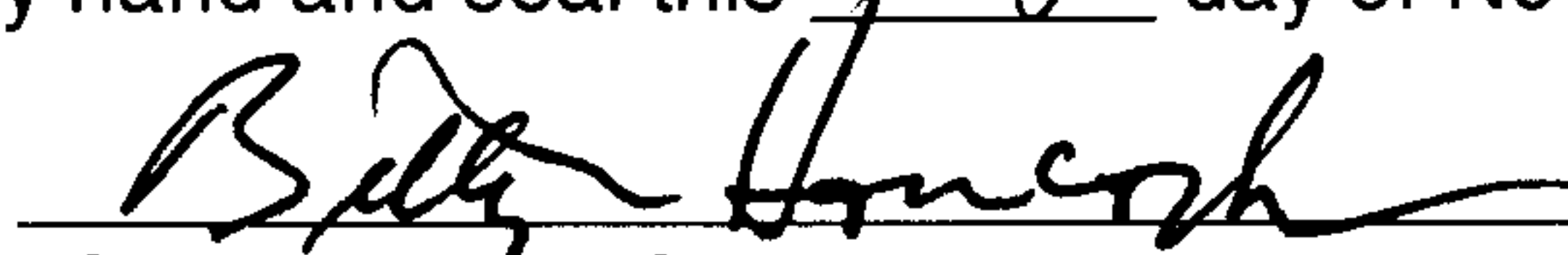
TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

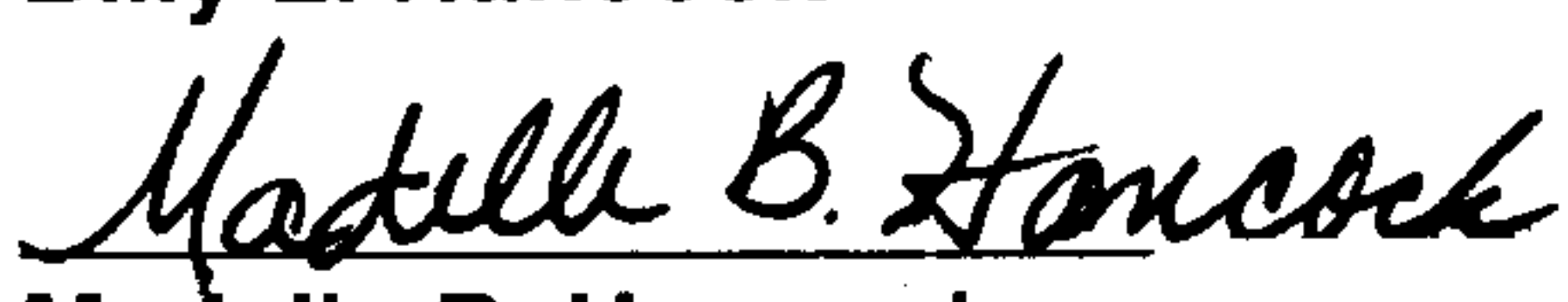
And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators 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, We have hereunto set my hand and seal this 18 day of November, 2013.


Witness


Witness


Billy L. Hancock


Madelle B. Hancock

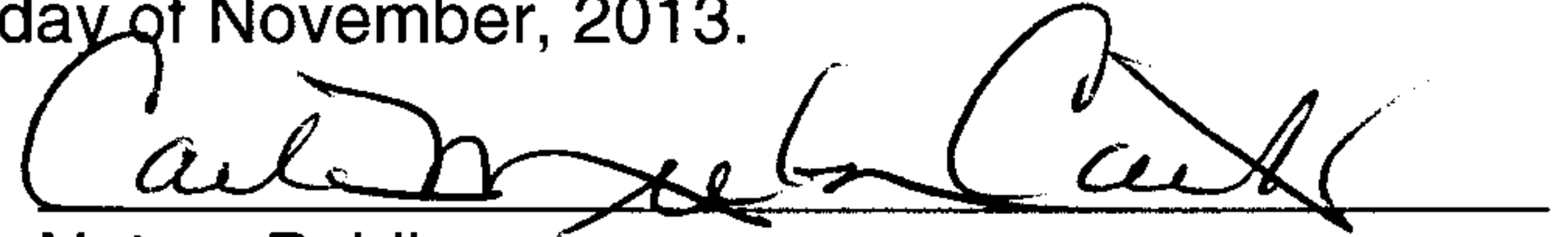
Shelby County, AL 11/19/2013
State of Alabama
Deed Tax: \$500.00

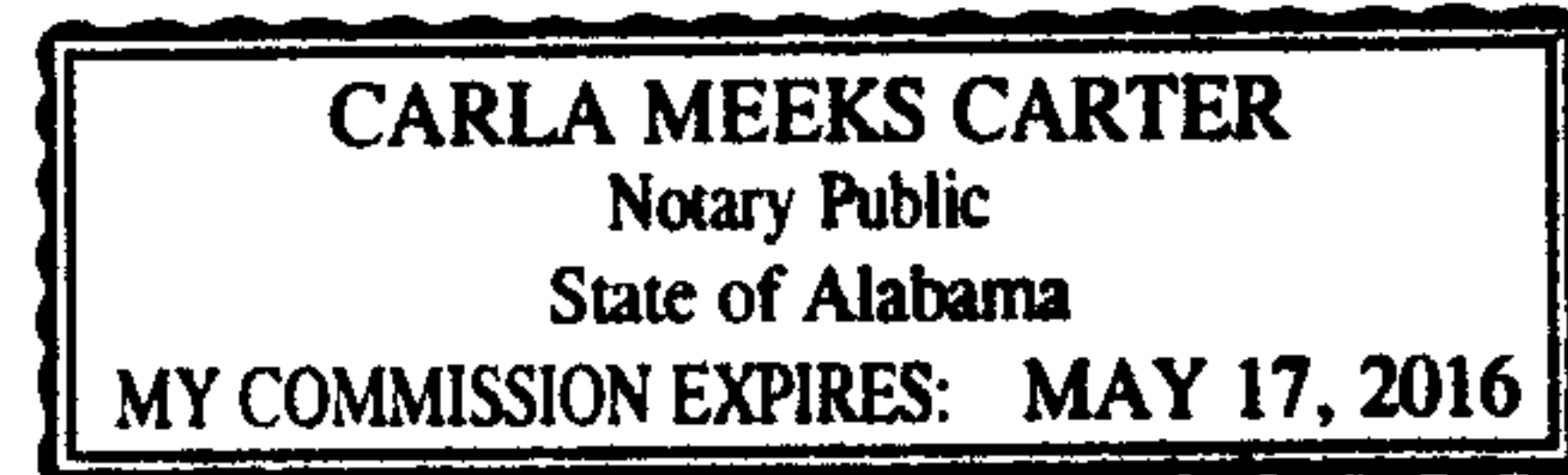

20131119000452560 1/3 \$520.00
Shelby Cnty Judge of Probate, AL
11/19/2013 10:35:46 AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Billy L. Hancock and wife, Madelle B. Hancock, 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 conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 18 day of November, 2013.


Notary Public




20131119000452560 2/3 \$520.00
Shelby Cnty Judge of Probate, AL
11/19/2013 10:35:46 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 Billy L. Hancock and
Mailing Address Madelle B. Hancock

Grantee's Name LP Swann Properties, LLC
Mailing Address _____

Property Address 3515 Pelham Parkway

Date of Sale November 18, 2013
Total Purchase Price \$ 500,000.00

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 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 11/18/2013

Print Billy L. Hancock / LP Swann Properties, LLC

☐ Unattested

Sign

Billy Hancock Madelle B Hancock
(Grantor/Grantee/Owner/Agent) circle one
Pennie Faber

(verified by)

Form RT-1



20131119000452560 3/3 \$520.00
Shelby Cnty Judge of Probate, AL
11/19/2013 10:35:46 AM FILED/CERT