

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

Send Tax Notice To:
Ronald E. Epstein
850 Oak Tree Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Narrows Lake Estates, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brenda D. Burnett, Yasuhiko Oyama, Audrey M. Oyama, Felix Neil Maxwell, Jr., Charlotte Brown Walker, William W. Walker, IV, Leslie B. Siegelman, Salter Properties, LLC, and Ronald E. Epstein, as tenants in common** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

PARCEL I:

From the NW corner of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence East along the North boundary of said NW 1/4 of NE 1/4 and the centerline of Oak Tree Drive (30 foot right of way) a distance of 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet; thence turn 88 deg. 51 min. 16 sec. right and run 165.0 feet to a point on the West boundary of aforementioned NW 1/4 of NE 1/4; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

PARCEL II:

From the NW corner of NW 1/4 of NE 1/4 of Section 29, Township 9 South, Range 1 West, run thence East along the North boundary of said NW 1/4 of NE 1/4 and the centerline of Oak Tree Drive (30 foot right of way) a distance of 165.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet; thence turn 88 deg. 51 min. 16 sec. right and run 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

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.

As part of winding up the affairs of the Grantor, this deed is executed to convey the title to the property described herein to the members of the Grantor in equal shares as tenants in common.


This deed is executed as required by the Articles of Organization and Operational Agreement of said Limited Liability Company and same have not been modified or amended.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

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 GRANTEES, forever.

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

Shelby County, AL 12/26/2013
State of Alabama
Deed Tax:\$24.00


20131226000490510 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
12/26/2013 10:10:34 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR through its duly authorized managing member has hereunto set its hand(s) and seal(s) this the 23rd day of December, 2013.

Narrows Lake Estates, LLC
an Alabama limited liability company

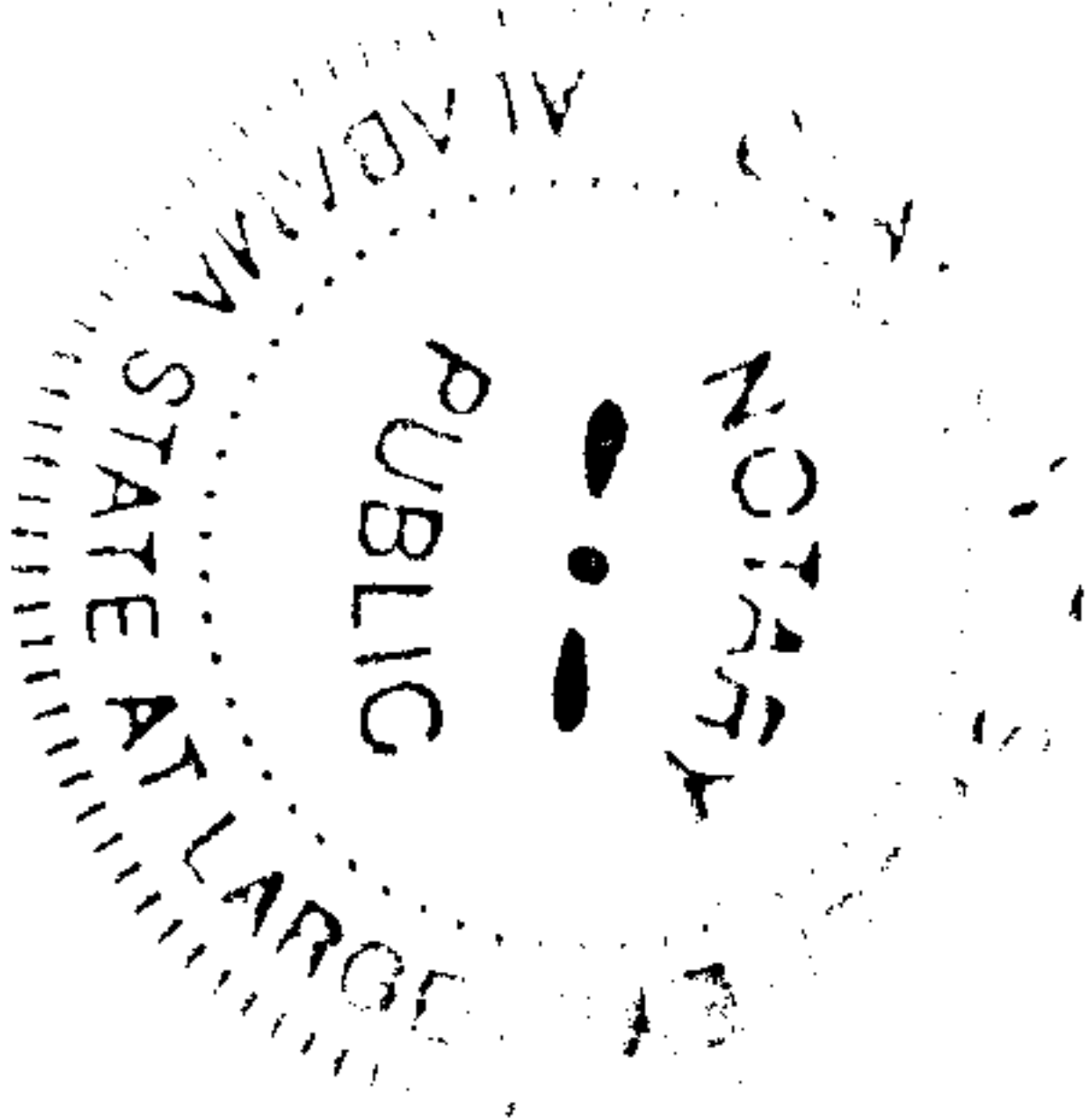
By: Ronald E. Epstein
Ronald E. Epstein, Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronald E. Epstein, whose name as Managing Member of Narrows Lake Estates, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Managing Member, executed 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 23rd day of December, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/5/2015



20131226000490510 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
12/26/2013 10:10:34 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 Narrows Lakes Estates, LLC
Mailing Address 714 Oak Tree Drive
Chelsea, AL 35043

Grantee's Name Ronald E. Epstein, etal
Mailing Address 850 Oak Tree Drive
Chelsea, AL 35043

Property Address metes and bounds

Date of Sale December 23, 2013


Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 24,000.00


20131226000490510 3/3 \$44.00
Shelby Cnty Judge of Probate, AL
12/26/2013 10:10:34 AM 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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor records

☐ Closing Statement

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 _____

Narrows Lake Estates, LLC

Print by: Ronald E. Epstein, Managing Member

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1