

Send Tax Notice To:
JMK Realty, LLC
John W. Kidd
108 Heritage Circle
Birmingham, AL 35213

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED


KNOW ALL PERSONS BY THESE PRESENTS, that Leila Anne Kidd Rowan, as the sole remaining trustee of the Marital Trust created under the last will and testament of James M. Kidd, Jr., and its remainder beneficiaries, Leila Anne Kidd Rowan, James Mallory Kidd, III, Robert Dickson Kidd, John William Kidd, and Donald Bradford Kidd ("Grantors"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby, subject to the terms, conditions, reservations, and exceptions set forth hereinbelow, GRANT, BARGAIN, SELL and CONVEY unto JMK Realty, LLC, an Alabama limited liability company ("Grantee"), all of their right, title, interest and claim in or to the real property located in Shelby County, Alabama, including, without limitation, any mineral rights or interests therein, together with all improvements and fixtures located in or on the real property (the "Real Estate"), described as follows:

THE WEST 1/2 OF THE NW 1/4 SECTION 3, TOWNSHIP 20, RANGE 2E, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Leila Anne Kidd Rowan is the sole remaining trustee of the Marital Trust, as Anne Dickson Kidd died on October 17, 2013. Said Anne Dickson Kidd, as the surviving spouse of James M. Kidd, Jr., was survived by their five children who are named above as the remainder beneficiaries.


TO HAVE AND TO HOLD the Real Estate unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed this conveyance on this 20th day of December, 2013.

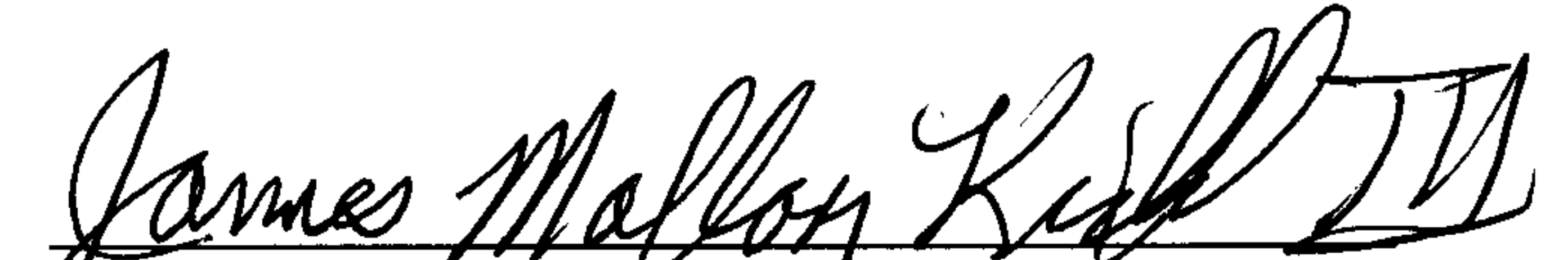

20131226000491030 1/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 PM FILED/CERT

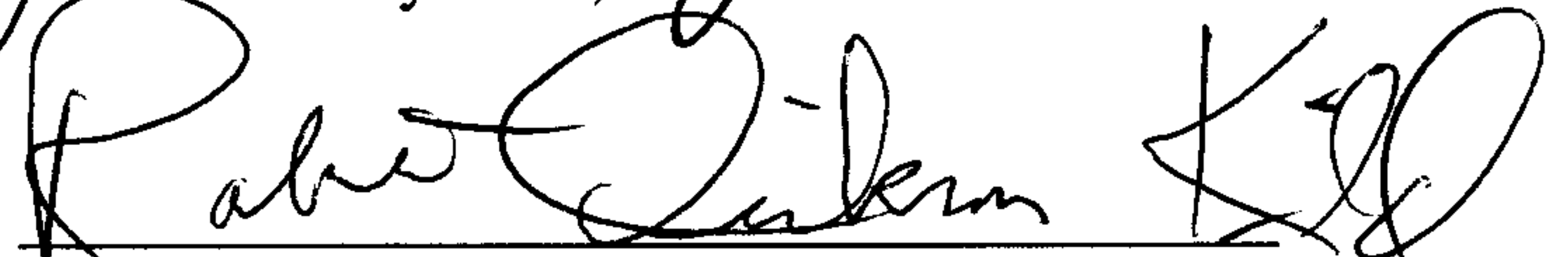
Shelby County, AL 12/26/2013
State of Alabama
Deed Tax: \$50.00

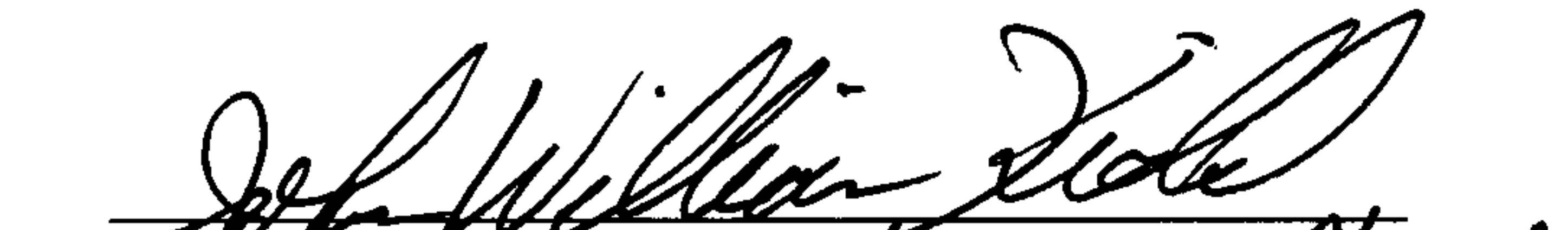
**Marital Trust under the last will and testament
of James M. Kidd, Jr.**

By: 
Leila Anne Kidd Rowan, trustee



Leila Anne Kidd Rowan


James Mallory Kidd, III


Robert Dickson Kidd


John William Kidd


Donald Bradford Kidd



20131226000491030 2/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Leila Anne Kidd Rowan, as trustee of the Marital Trust created under the last will and testament of James M. Kidd, Jr.,** whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she, in her capacity as trustee, executed the same voluntarily on the day the same bears date.

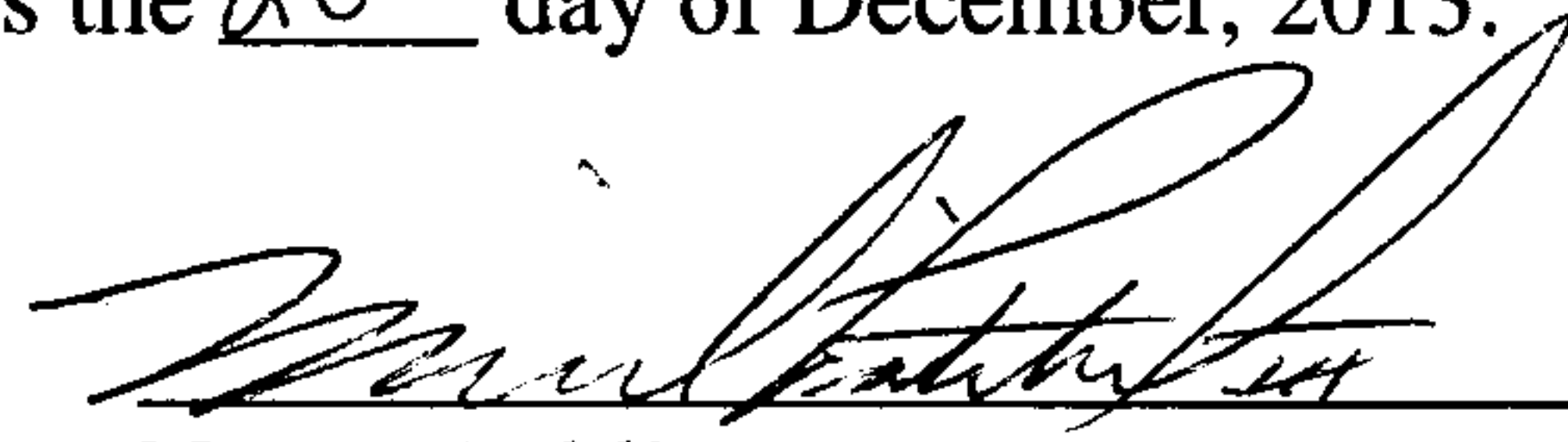
Given under my hand and seal this 20th day of December, 2013.


Notary Public
My Commission Expires: 3-16-16

STATE OF ALABAMA)
)
JEFFERSON COUNTY) **ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Leila Anne Kidd Rowan**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of December, 2013.

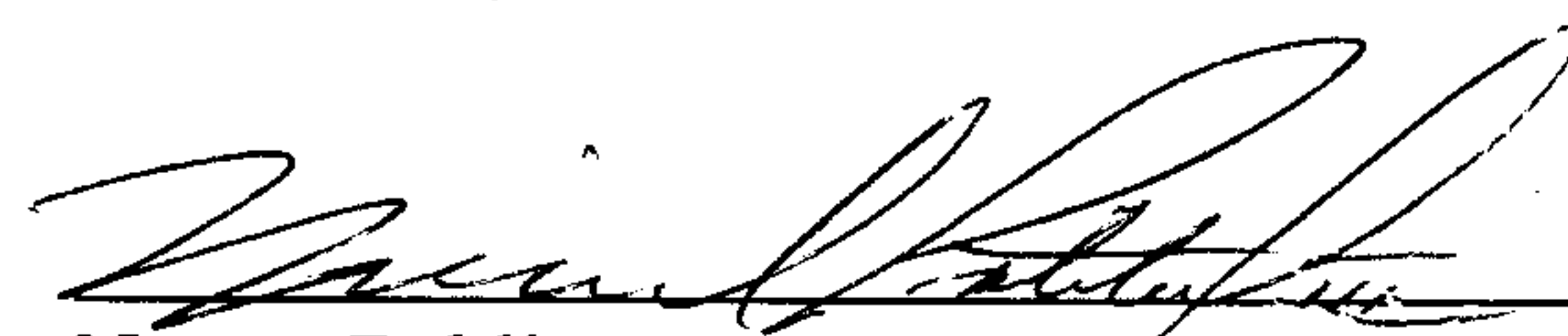


Notary Public
My Commission Expires: 3-16-16


STATE OF ALABAMA)
)
JEFFERSON COUNTY) **ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **James Mallory Kidd, III**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of December, 2013.



Notary Public
My Commission Expires: 3-16-16


20131226000491030 3/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 PM FILED/CERT

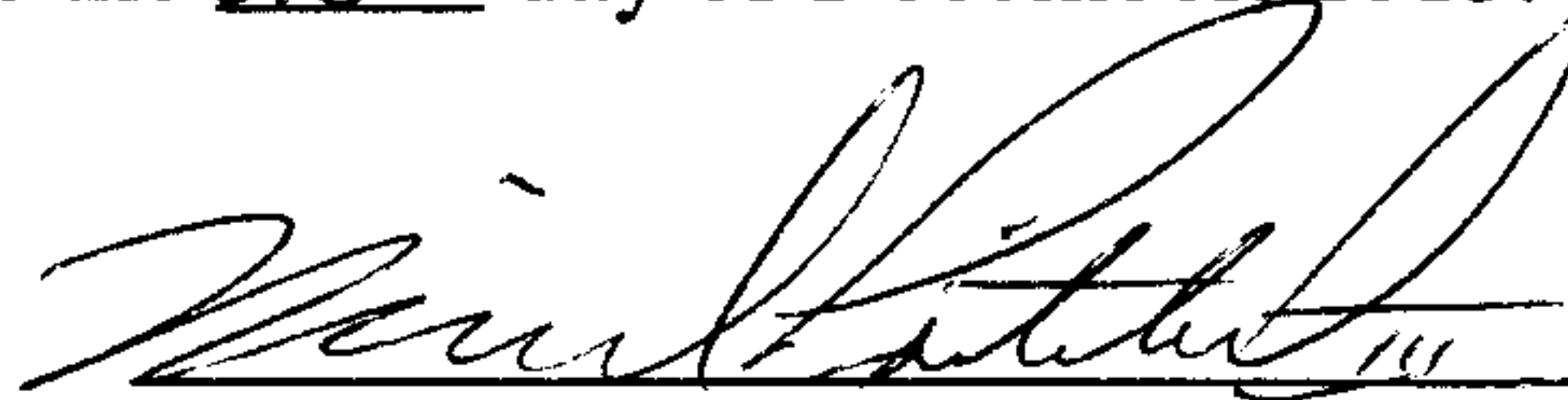
STATE OF ALABAMA
JEFFERSON COUNTY

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ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Robert Dickson Kidd**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of December, 2013.


Notary Public
My Commission Expires: 3-16-16


STATE OF ALABAMA
JEFFERSON COUNTY


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ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **John William Kidd**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of December, 2013.


Notary Public
My Commission Expires: 3-16-16


20131226000491030 4/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 PM FILED/CERT

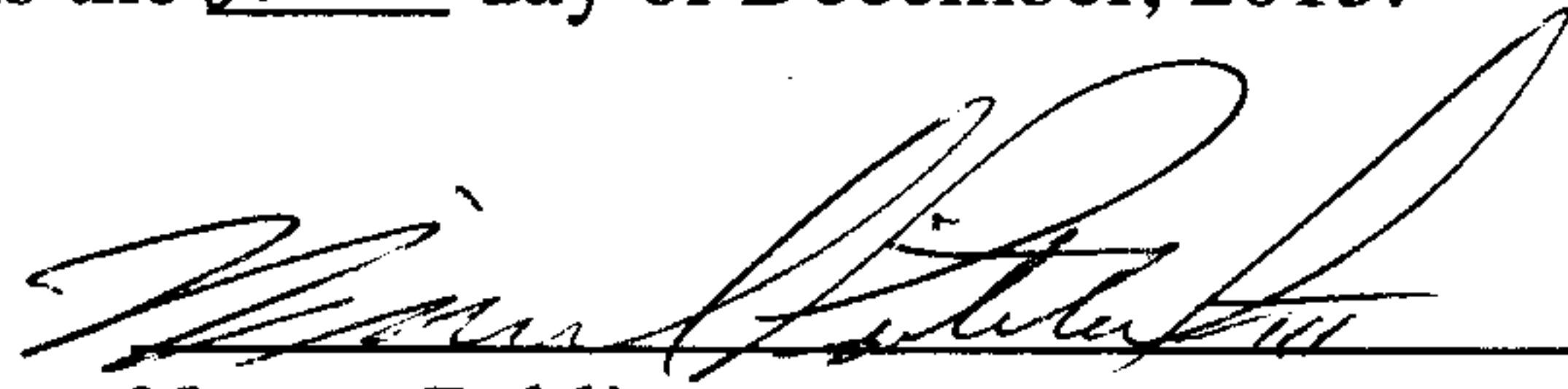
STATE OF ALABAMA
JEFFERSON COUNTY

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)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Donald Bradford Kidd**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me on this the 20th day of December, 2013.



Notary Public
My Commission Expires: 3-16-16

THIS INSTRUMENT PREPARED BY:
William S. Pritchard, III
PRITCHARD, McCALL & JONES, L.L.C.
800 Financial Center
505 North 20th Street
Birmingham, AL 35203
Phone: (205) 328-9190



20131226000491030 5/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 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 Leila Anne Kidd Rowan, et al.
Mailing Address 715 Adams Street
Huntsville AL 35801

Grantee's Name JMK Realty, LLC
Mailing Address 10 John W. Kidd
108 Heritage Circle
Birmingham AL 35213

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____



20131226000491030 6/6 \$83.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:45:33 PM FILED/CERT

or
Actual Value \$ 50,000

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 12/23/13

Print William S. Pritchard III Esq.

☐ Unattested

Julie Shaw
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one