

20140121000018050 1/4 \$173.00  
Shelby Cnty Judge of Probate, AL  
01/21/2014 10:59:22 AM FILED/CERT

This instrument prepared by:

James E. Roberts  
4908 Cahaba River Road  
Suite 204  
Birmingham, AL 35243  
(205) 970-7775

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)  
)  
)  
) ----- Above This Line Reserved For Official Use Only-----

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Mary Ann Clayton, an unmarried individual, hereinafter referred to as "Grantor," does hereby grant, convey and warrant unto James E. Roberts, a married individual, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to wit:

All my 40.415 % interest in the property described on Exhibit A attached hereto.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

GRANTOR derived Title to this undivided 40.415 % from a Deed dated January 3<sup>rd</sup> 2014 recorded at 20140121000018040. The property conveyed herein represents the Grantors undivided interest in I-65 Investment Properties, an Alabama general partnership.

The property herein conveyed is not a part of the homestead of Grantor..

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS

PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

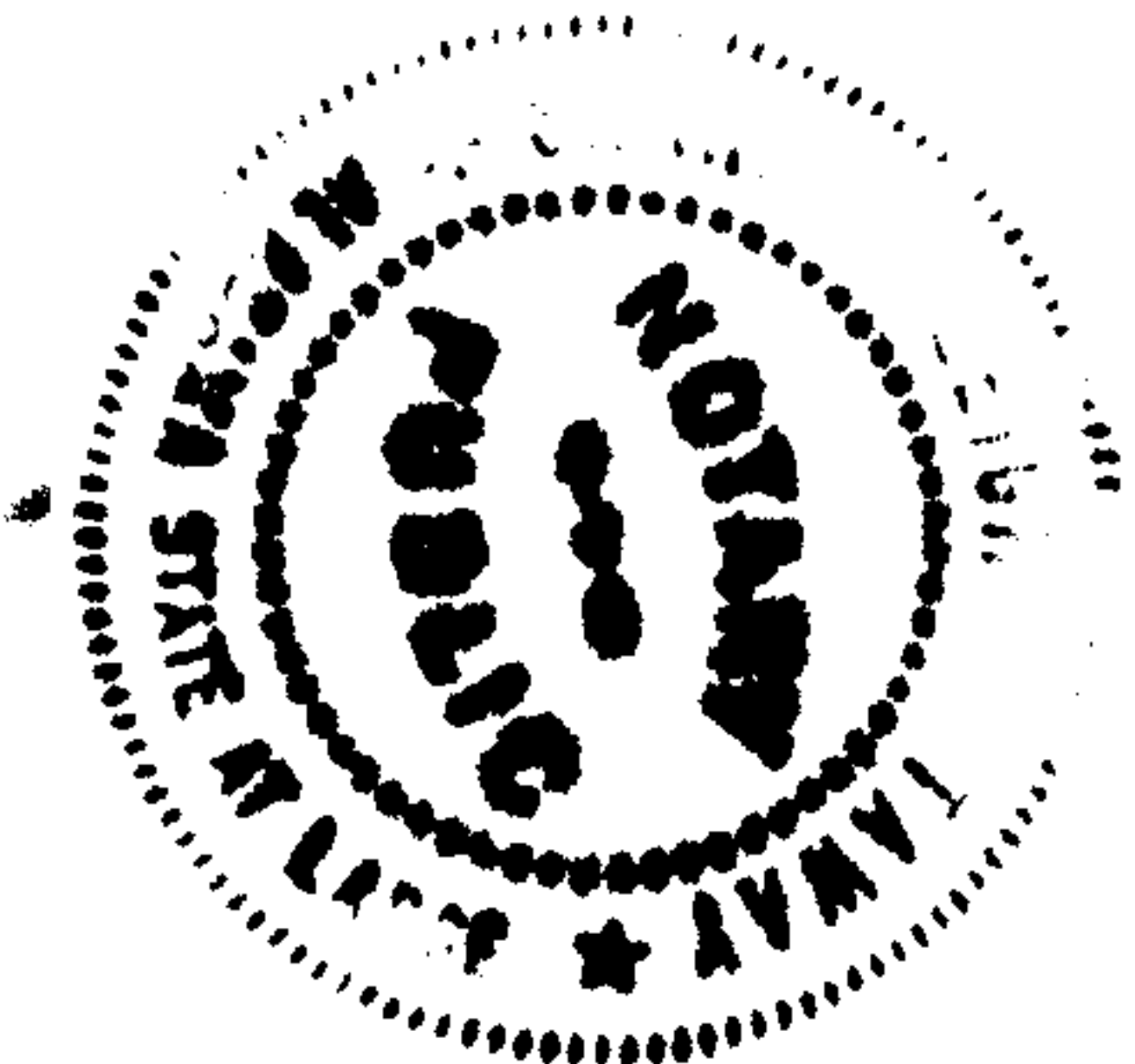
IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 14 day of January, 2014.

Mary Ann Clayton  
Grantor  
Mary Ann Clayton

STATE OF ALABAMA           )  
  )  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Clayton, whose name 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 conveyance, he executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 14 day of January, 2014..



James E. Roberts  
Notary Public

My Commission expires: MY COMMISSION EXPIRES SEPTEMBER 9, 2017

Grantor's Name and Address:

Mary Ann Clayton  
Meadowlark Lane  
Birmingham Al. 35242

Grantees' Name and Address:

James E. Roberts  
P.O. Box 382646  
Birmingham Al 35238

**SEND TAX STATEMENTS TO GRANTEE**



-SCHEDULE A  
LEGAL DESCRIPTION

AN UNDIVIDED 40.415% INTEREST IN AND TO THE FOLLOWING PROPERTY:

Parcel I:

Lots 2 and 3, according to the Survey of Airpark Plaza, as recorded in Map Book 19, Page 36 in the Probate Office of Shelby County, Alabama.

Parcel II:

A parcel of land being situated in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and thence run Westerly along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  line for a distance of 205.55 feet to a set capped rebar stamped "CARR 00010LS" said point being on the Northeast right of way line of Interstate #65 and on a curve to the left, said curve having a central angle of  $03^{\circ} 06' 05''$ , a radius of 5579.58 feet and a chord of 301.97 feet; thence turn a deflection angle left of  $136^{\circ} 02' 19''$  to the chord of said curve and run along said right of way line and along the arc of said curve for a distance of 302.01 feet to a found  $\frac{1}{2}$  rebar, said point being on the easterly line of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence turn a deflection angle left of  $137^{\circ} 11' 16''$  from the last described curve chord and run Northerly along said  $\frac{1}{4}$   $\frac{1}{4}$  line for a distance of 209.95 feet to the point of beginning.

Meaning and intending to convey all of my right title and interest in and to any property received by me as a result of my distribution from I-65 Investment Properties, an Alabama General Partnership.

SUBJECT TO:

Taxes for the year 2014 and subsequent years.

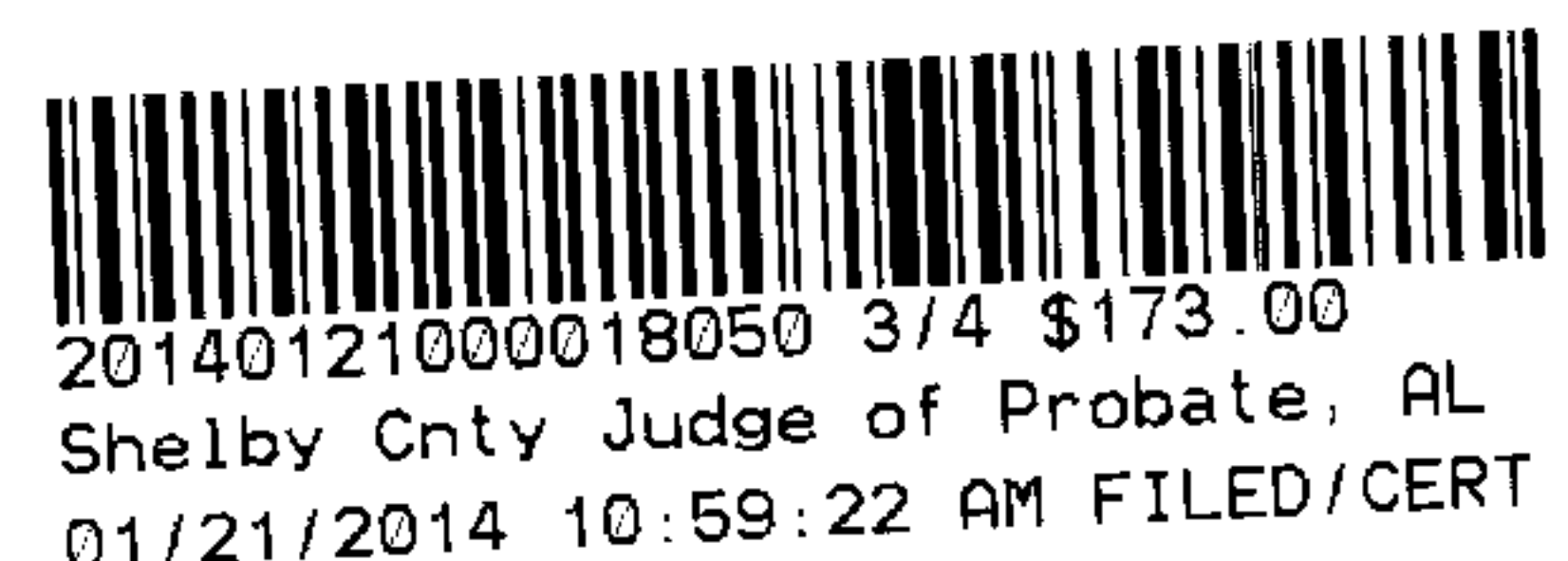
Easement(s), building line(s) and restriction(s) as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Right-of-way granted to the City of Calera recorded in Inst. No. 1997-13084.

Restrictions appearing of record in Volume 352, Page 818.

Right-of-way granted to Alabama Power Company recorded in Inst. No. 2003-12622.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mary Ann Clayton  
Mailing Address P.O. Box 430224  
Birmingham, AL 35243

Grantee's Name James E. Roberts  
Mailing Address P.O. Box 382646  
Birmingham, AL 35238

Property Address unimproved lot  
no physical address

Date of Sale Jan 14, 2014  
Total Purchase Price \$ 150,000.00

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 a

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 1-21-14

Print James E. Roberts

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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