

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Dave McCain  
3135 Pelham Parkway  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**DAVE MCCAIN, AN UNMARRIED MAN**

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

**DAVE MCCAIN, TRUSTEE, OR HIS SUCESSORS IN TRUST, UNDER THE MCCAIN LIVING TRUST, DATED JANUARY 24, 2014, AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto for the legal description

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever.

*THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24 day of January, 2014.

DAVE MCCAIN

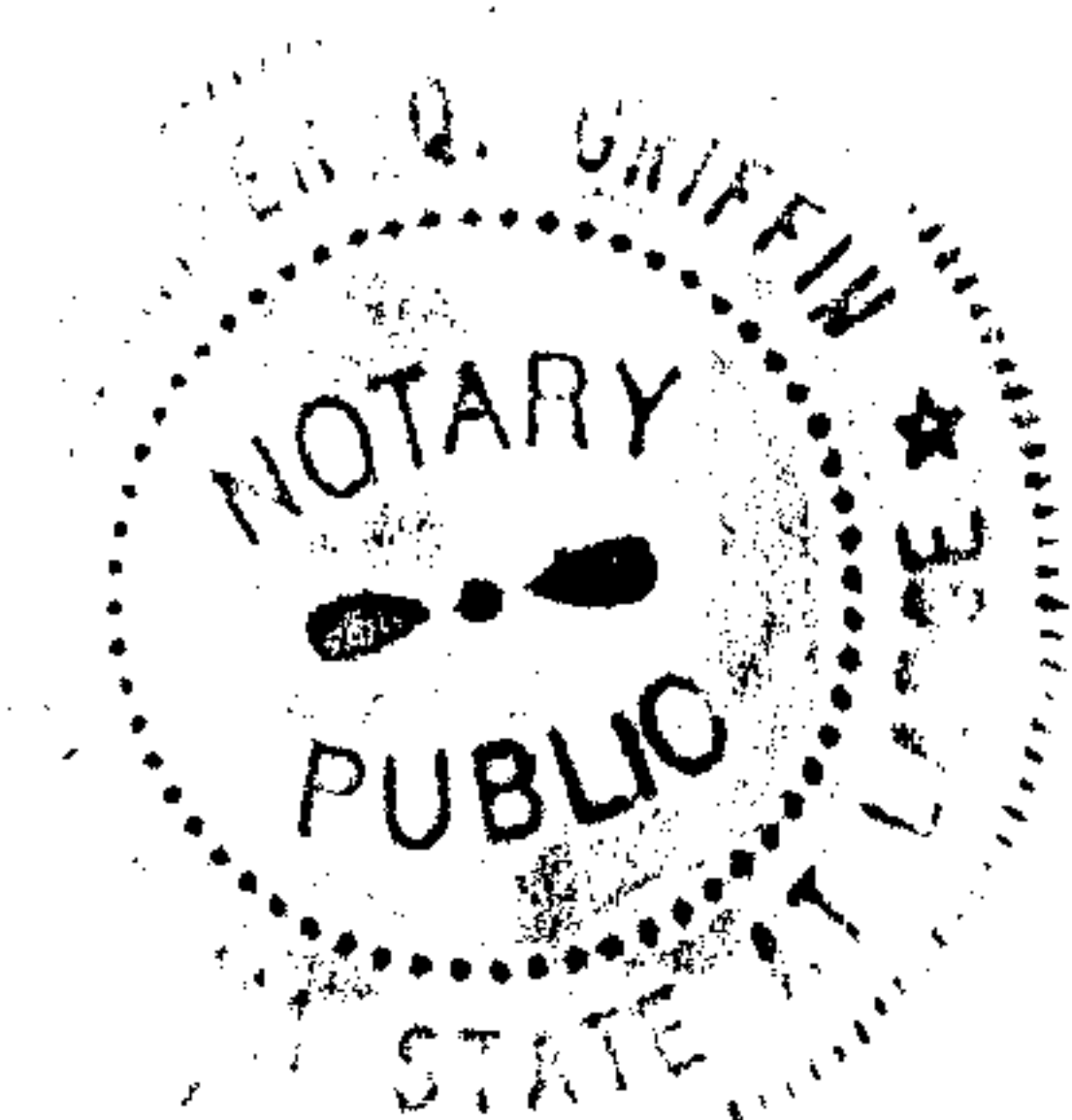
Shelby County, AL 01/27/2014  
State of Alabama  
Deed Tax: \$10.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

## GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Dave McCain, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 30 day of January, 2014.



Notary Public

My Commission Expires:

10/1/2014



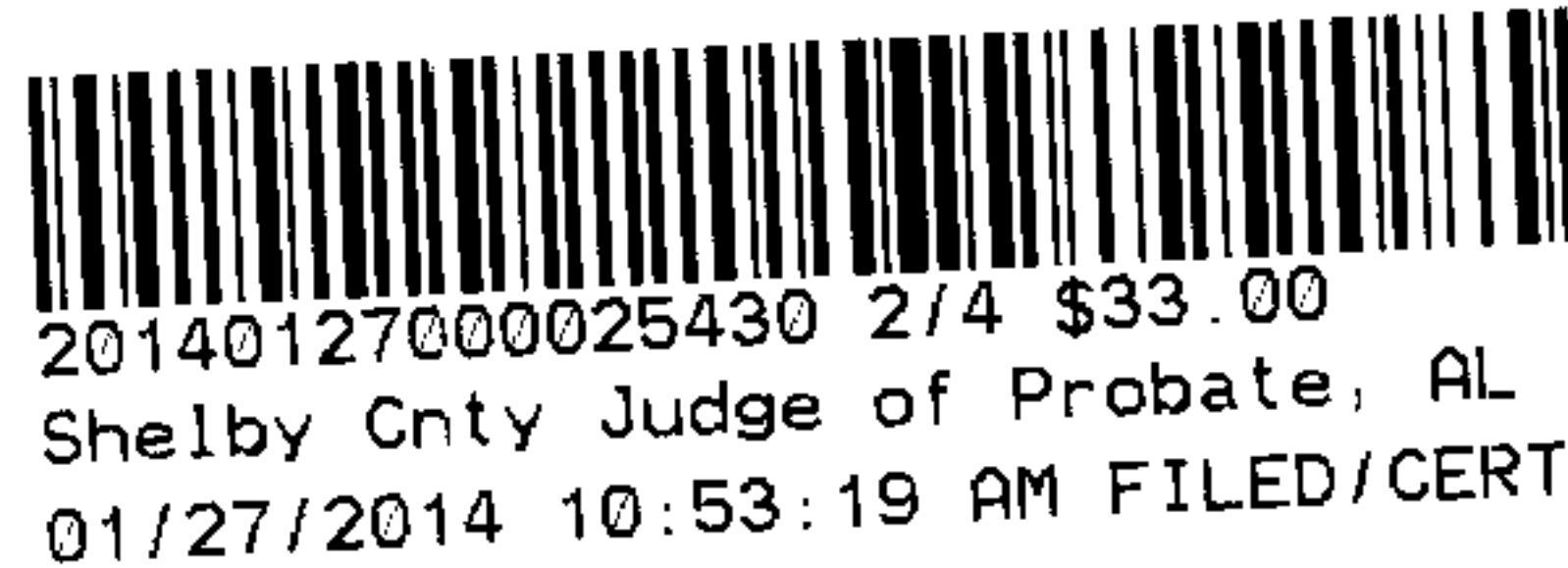
20140127000025430 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
01/27/2014 10:53:19 AM FILED/CERT



## EXHIBIT "A"

A parcel of land in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 10 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North along the West  $\frac{1}{4}$ - $\frac{1}{4}$  line 382.25 feet to a point on the Northeast bank of Buck Creek; thence turn left 13 degrees 37 minutes 33 seconds and run Northwest along said bank 63.65 feet to a point on the extension of the Southeast right-of-way of Parker Drive; thence turn right 55 degrees 06 minutes 23 seconds and run Northeast along side right-of-way 385.30 feet to the Southwest right-of-way of Thames Court; thence turn right 90 degrees 00 minutes 00 seconds and run Southeast along said Thames Court right-of-way 583.89 feet to the point of beginning; thence continue last course 150.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 151.13 feet to a point on the Northeast bank of said creek; thence turn right 83 degrees 11 minutes 53 seconds and run Northerly 72.27 feet along the bank of said creek; thence right turn 04 degrees 16 minutes 05 seconds and run northerly 78.32 feet along the bank of said creek; thence turn 92 degrees 32 minutes 02 seconds and run Northeast 163.15 feet to the point of beginning. Situated in Shelby County, Alabama.





## EXHIBIT "A"

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20140127000025430 3/4 \$33.00  
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## REAL ESTATE SALES VALIDATION FORMS

**THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1**

GRANTOR NAME(S): Dave McCain  
MAILING ADDRESS: 3135 Pelham Parkway  
Pelham, Alabama 35124  
PROPERTY ADDRESS: 715 Thames Court  
Pelham, Alabama 35124

GRANTEE NAME(S): Dave McCain  
MAILING ADDRESS: 3135 Pelham Parkway  
Pelham, Alabama 35124

DATE OF SALE: 1/24/2014  
TOTAL PURCHASE PRICE: \$ 10,000.00

OR

ACTUAL VALUE: \$ \_\_\_\_\_

OR

ASSESSOR'S MARKET VALUE \$ \_\_\_\_\_



20140127000025430 4/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
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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 license 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 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: January 24, 2014

Print: Dave McCain

\_\_\_\_\_  
Unattested  
(verified by)

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent)