

This instrument was prepared without benefit of title evidence. Description furnished by grantor.

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Rosa H. Norris
104 Norris Lane
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20140320000077950 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
03/20/2014 03:07:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS and NO/100 (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, **Hickory Ridge Hm Plc2 LLC**, a **Georgia limited liability company** hereby grants, bargains, sells and conveys unto **Hickory Nut Ridge, LLC**, a **Georgia limited liability company**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract 1:

Commence at the Southwest corner of the NW ¼ of the NW ¼ of Section 15, Township 21 South, Range 3 West, and run North along the West line of said ¼ - ¼ Section for a distance of 245.75 feet; thence right 91 degrees 57 minutes and run Easterly 308.33 feet; thence left 91 degrees 51 minutes 51 seconds and run Northerly 423.21 feet; thence right 91 degrees 37 minutes 06 seconds and run Easterly 150.0 feet to point of beginning; thence right 88 degrees 21 minutes 41 seconds and run Southerly 499.16 feet, more or less, to a point of intersection with the Westerly line of property described in Deed Book 320, Page 478; thence left 120 degrees 49 minutes 34 seconds and run Northeasterly along said deed line for a distance of 302.9 feet to a found iron pin; thence left 15 degrees 26 minutes and run Northeasterly 434.0 feet; thence left 27 degrees 56 minutes and run Northeasterly 215.0 feet; thence right 11 degrees 14 minutes and run Northeasterly for a distance of 131.66 feet; thence left 117 degrees 39 minutes 07 seconds and run Westerly 47.84 feet to a found iron pin; thence continue along last described course for a distance of 159.55 feet to a found iron pin; thence left 83 degrees 59 minutes 48 seconds and run Southerly 40.14 feet to a found iron pin; thence right 85 degrees 36 minutes 27 seconds and run Westerly 265.17 feet to a fence corner; thence left 91 degrees 42 minutes 45 seconds and run Southerly 265.84 feet to a fence corner; thence right 91 degrees 38 minutes and run Westerly 206.06 feet to point of beginning.

Subject to taxes for 2013 and subsequent years, restrictions, easements and rights of way of record.

Subject to a life estate interest in Rosa H. Norris, the surviving grantee in that certain deed recorded in Instrument #20070104000005430, in the Probate Office of Shelby County, Alabama; the other grantee, Archie B. Norris, having died on or about the 13th day of September, 2008.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of September 2013.

Hickory Ridge Hm Plc2, LLC


By: Ruth N. Murphy, its managing member

Shelby County, AL 03/20/2014
State of Alabama
Deed Tax:\$20.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth N. Murphy, whose name as Managing Member of Hickory Ridge Hm Plc2, LLC, 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, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 2013.

Ruth N. Murphy
Notary Public

My Commission Expires: 10/4/14



20140320000077950 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Hickory Ridge Hm Pk LLC
Mailing Address _____

Grantee's Name Hickory Nut Ridge LLC
Mailing Address C/o Ruth Murphy
115 Mayes Farm Road NW
Marietta, GA 30064

Property Address 104 Norris Lane Date of Sale 9/4/13
Alabaster, AL 35007 Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 20,000.00

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9/5/13

Print Janet F. Parker

Unattested _____
(verified by)

Sign Janet F. Parker
(Grantor/Grantee/Owner/Agent) circle one

