

*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:  
**Hickory Nut Ridge LLC**  
**c/o Ruth N. Murphy**  
**115 Mayes Farm Road NW**  
**Marietta, GA 30064**

## **WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

  
20140320000077970 1/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
03/20/2014 03:07:19 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY-EIGHT THOUSAND and NO/100 (\$38,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, **Hickory Ridge Cottage 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:

### **PARCEL A:**

From the Southeast corner of NW 1/4 of NW 1/4 of Section 15, Township 21 South, Range 3 West, said point being the point of beginning of herein described parcel of land, run North along the East boundary line of aforesaid NW 1/4 of NW 1/4 of Section 15, Township 21 South, Range 3 West, a distance of 313.2 feet; thence turn 89 degrees 00 minutes left and run 580.0 feet; thence turn 32 degrees 53 minutes left and run 393.7 feet; thence turn 12 degrees 05 minutes left and run 140.0 feet; thence turn 135 degrees 02 minutes left and run 1014.6 feet to the point of beginning of herein described parcel of land, and being contained in the NW 1/4 of NW 1/4 of Section 15, Township 21 South, Range 3 West, and being bounded on the West by the East line of a gravel access road, according to survey of John W. Goolsby, Registered Land Survey, and being designated as parcel No. 3, according to said survey (said survey being dated October 31, 1964).

### **PARCEL B:**

Described of a parcel of land situated in Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, and run East along the South line of said 1/4 - 1/4 Section for a distance of 275.18 feet to point of beginning; thence continue along last described course for a distance of 1014.41 feet; thence left 90 degrees 00 minutes and run Northerly 4.0 feet, more or less, to a found iron; thence left 88 degrees 56 minutes and run Westerly for a distance of 1014.6 feet to a found iron; thence left 91 degrees 06 minutes and run Southerly 23.7 feet to point of beginning.

### **LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:**

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 15; thence North 89 degrees 58 minutes 51 seconds East along the South line of said sixteenth section a distance of 265.03 feet to a point; thence North 00 degrees 45 minutes 58 seconds West a distance of 1.18 feet to the point of beginning in an East/West fence; thence North 00 degrees 45 minutes 58 seconds West a distance of 22.34 feet to a 2-inch pipe found; thence North 45 degrees 37 minutes 04 seconds East a distance of 139.79 feet to a 3/4-inch pipe found; thence North 57 degrees 42 minutes 35 seconds East a distance of 184.60 feet to a 5/8-inch rebar, found at a fence corner; thence South 25 degrees 35 minutes 42 seconds East along a fence, a distance of 238.40 feet to a 5/8-inch rebar, found at a fence corner; thence South 89 degrees 27 minutes 47 seconds West along a fence a distance of 359.50 feet to the point of beginning. According to survey of Sid Wheeler, RLS #16165, dated 10/3/1997.

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

This property constitutes no part of the household of the grantor, or of his spouse.

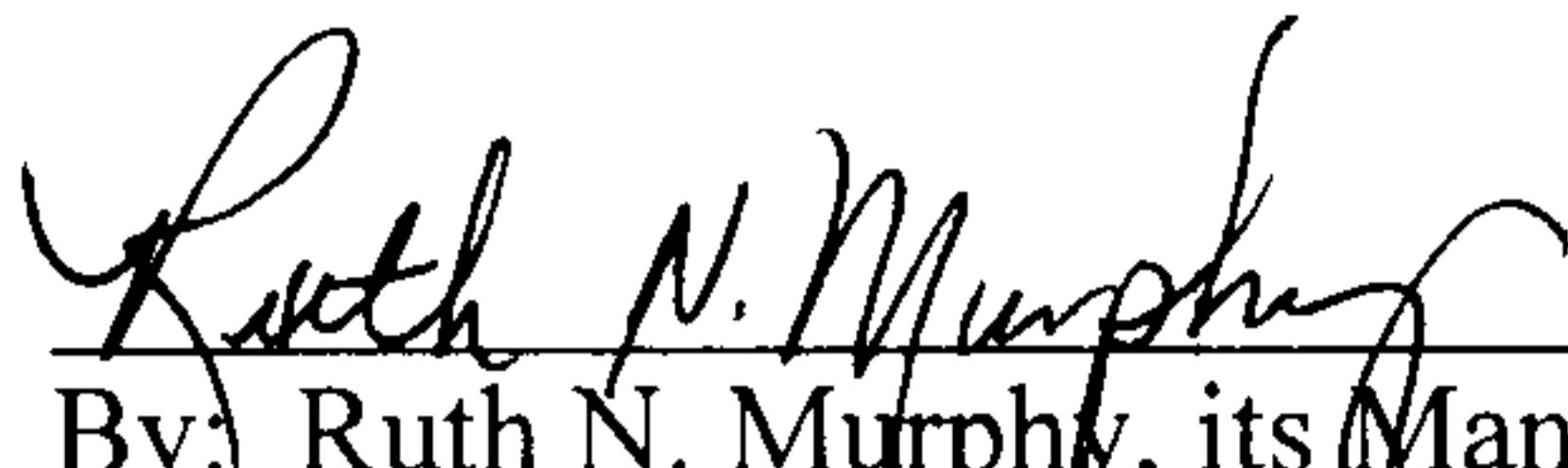
**TO HAVE AND TO HOLD** to the said grantee, its successors and assigns forever.

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

Shelby County, AL 03/20/2014  
State of Alabama  
Deed Tax: \$38.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3<sup>rd</sup> day of September 2013.

**Hickory Ridge Cottage, LLC**

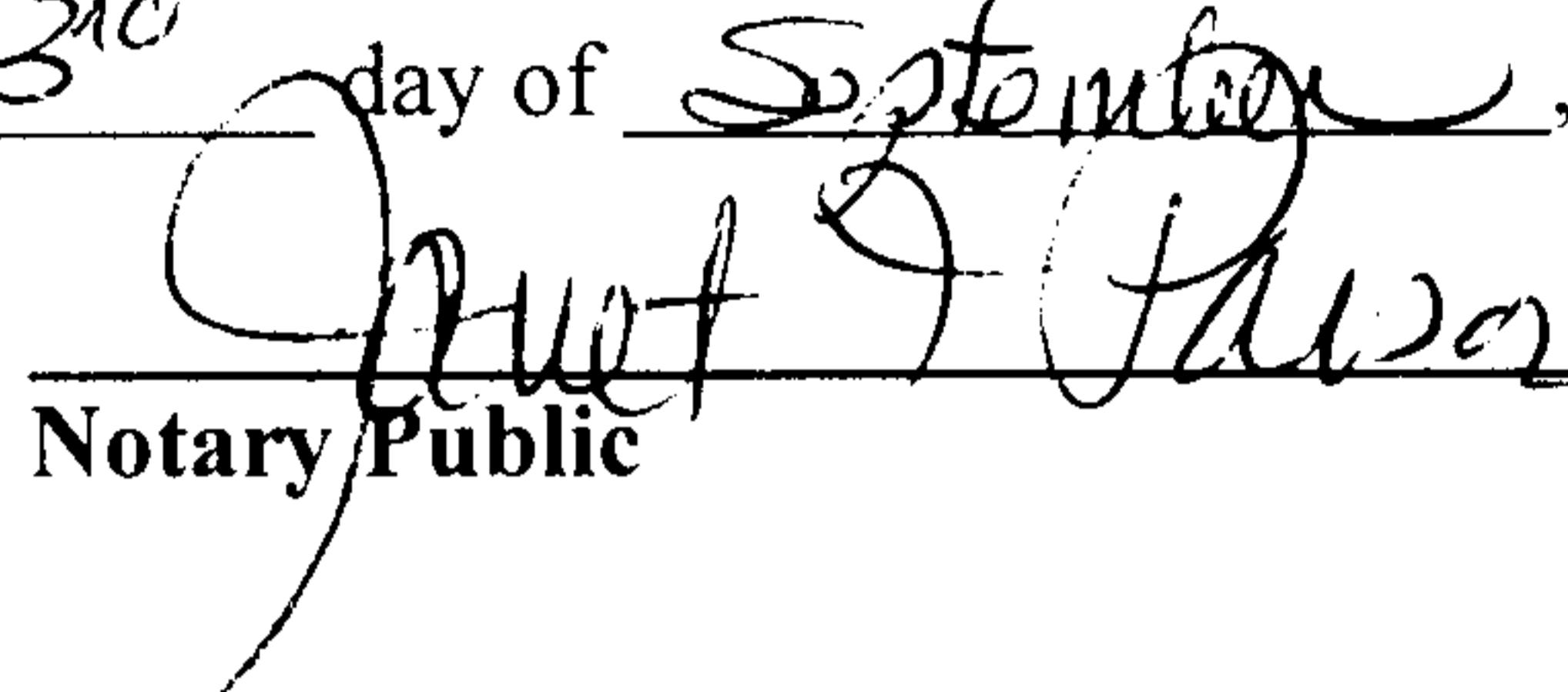


By: Ruth N. Murphy, its Managing Member

**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 Cottage, 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 3<sup>rd</sup> day of September, 2013.

  
Ruth N. Murphy  
Notary Public

My Commission Expires: 10/14/14



20140320000077970 2/3 \$58.00  
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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 Cottage 4C Grantee's Name Hickory Nut Rd. LLC  
Mailing Address c/o Ruth N Murphy Mailing Address c/o Ruth N Murphy  
115 Mayes Farm Rd. N  
Maple Hill GA 30064 115 Mayes Farm Rd. N  
Maple Hill GA 30064

Property Address Adjacent to 273 Norris Lane Date of Sale 9/4/13  
Alabaster, AL 35001 Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 38,000.00

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  Appraisal  
 Sales Contract  Other  
 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 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 9/4/13

Print Janet F. Parson

Unattested  
(verified by)

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

