

Send tax notice to: King Charles Place, LLC 1716 INDIAN HILL RD.  
VESTAVIA HILLS, AL 35216

This instrument was prepared by: Jones & Associates, 1025 Montgomery Highway, Vestavia, Al.  
35216

### GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no/100 (\$10.00) 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

**Frank S. Packard, a married man, whose mailing address is: 1796 Indian Hill Rd., Vestavia, Al. 35216;**

**Michael David Packard, a married man, whose mailing address is: 4905 Village Drive, Fairfax, VA 22030 ;**

**John Mallory Packard, Jr., a married man, whose mailing address is: 2920 Sequoyah Trail, Guntersville, Al. 35976;**

**Ann Maurine Packard, a married woman, whose mailing address is: 532 East 87<sup>th</sup> St., New York, NY 10128;**

**Charlotte Packard Manning, a married woman, whose mailing address is: 2150 Cedar Bark Lane, Vestavia, Al. 35216 ;**

**Mary Betts Packard, an unmarried woman, whose mailing address is: 1120 Beacon Parkway E #510, Birmingham, Al. 35209; and**

**Mary Betts Packard as Administrator of the Estate of John M. Packard, M.D., deceased, Probate Case 2013-219506, whose mailing address is: 1120 Beacon Parkway E #510, Birmingham, Al. 35209; all heirs at law of the Estate of Charles Edward Packard, Probate Case 2011-000301.**

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**KING CHARLES PLACE, LLC, whose mailing address is: 1716 INDIAN HILL RD., VESTAVIA HILLS, AL 35216**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2013 King Charles Place, Alabaster, Al. 35007**, to-wit:

Lot 43, according to the Survey of Spring Gate Sector One, as recorded in Map Book 18, Page 31 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The Grantors herein shown as married persons do not claim the above referenced property as their homestead or that of their spouses.

Grantor John M. Packard is one and the same person as John M. Packard, M.D.

The purpose of this deed is to clear title from that certain deed from the Estate of Charles Edward Packard to King Charles Place, LLC recorded in Instrument #2012070900024339.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

  
20140528000160490 1/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 12 day of May, 2014.

Mary Betts Packard (Seal)  
MARY BETTS PACKARD

Mary Betts Packard (Seal)  
MARY BETTS PACKARD AS ADMINISTRATOR  
OF THE ESTATE OF JOHN M. PACKARD, M.D.  
DECEASED, PROBATE CASE #2013-219506

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Betts Packard, an unmarried woman whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of May, 2014.

[Signature]  
NOTARY PUBLIC

My commission expires: 4/30/15

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said State hereby certify that Mary Betts Packard as the Administrator of the Estate of John M. Packard, M.D., deceased Probate Case No. 2013-219506 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 in her capacity as Administrator of the Estate of John M. Packard, M.D. executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12<sup>th</sup> day of May, 2014.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/15

  
20140528000160490 2/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

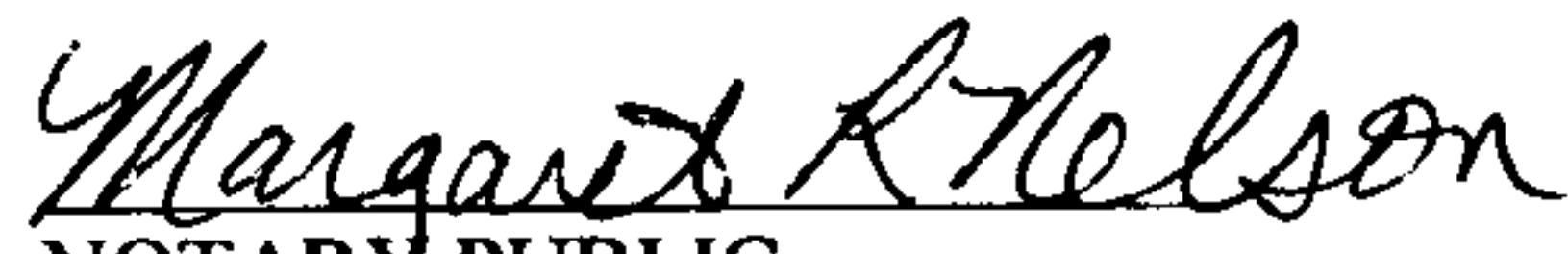
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 12 day of May, 2014.

  
CHARLOTTE PACKARD MANNING

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Packard Manning, a married woman whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of May 2014.

  
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JULY 30, 2016



20140528000160490 3/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 13 day of May, 2014.

Ann Maurine Packard  
(Seal)  
ANN MAURINE PACKARD

STATE OF New York  
COUNTY OF Suffolk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Maurine Packard, a married woman whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of May 2014.

[Signature]  
NOTARY PUBLIC

EDIT BIRO  
Notary Public, State of New York  
No. 31-4962936  
Qualified in Suffolk County

My commission expires: Commission Expires Feb. 28, 2018



20140528000160490 4/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 13 day of  
May, 2014.

  
JOHN MALLORY PACKARD, JR.

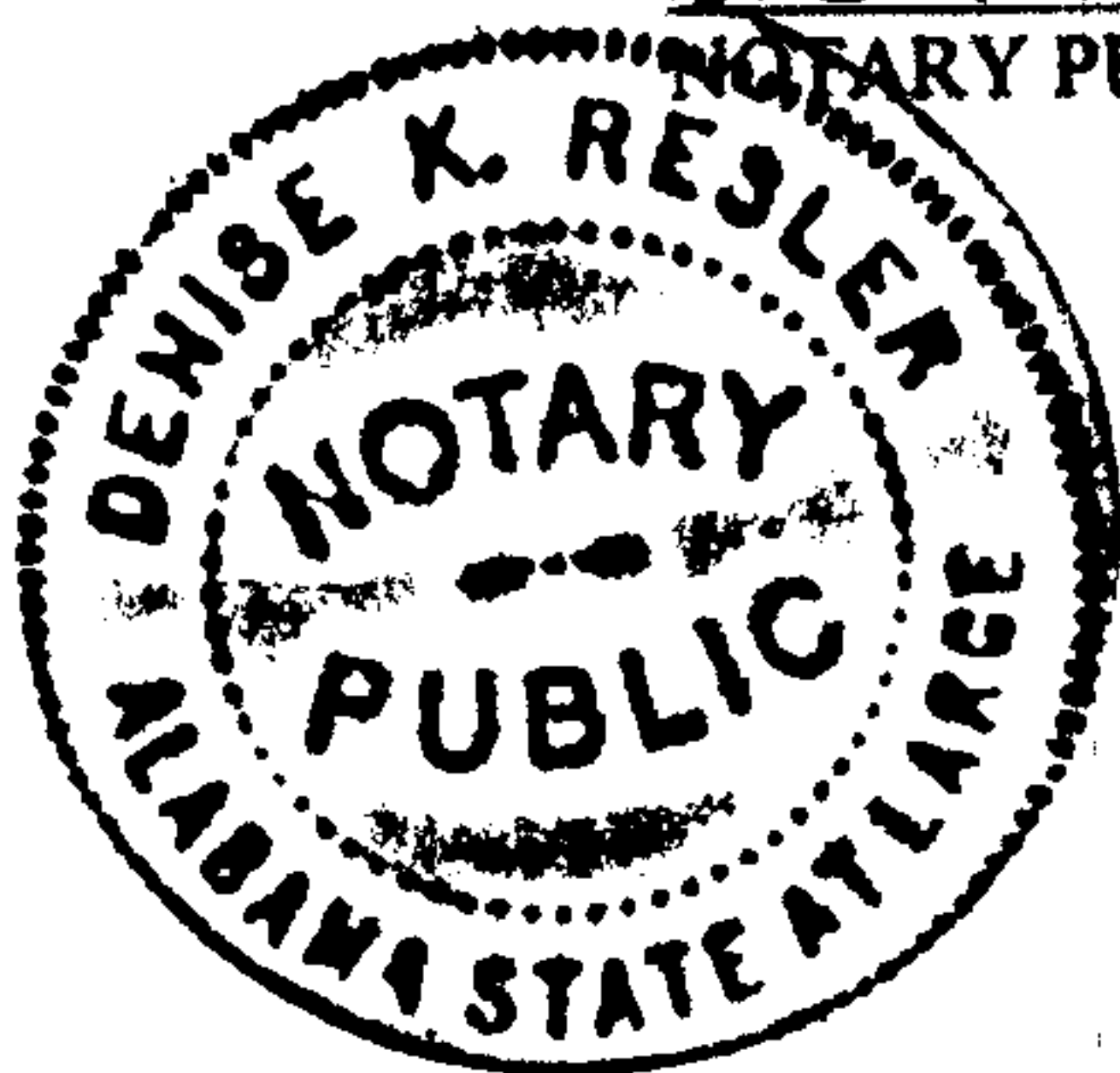
STATE OF Alabama  
COUNTY OF Marshall

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Mallory Packard, a married man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of May, 2014.

  
NOTARY PUBLIC

My commission expires: 8-13-14



  
20140528000160490 5/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 10<sup>th</sup> day of May, 2014.

Michael David Packard (Seal)  
MICHAEL DAVID PACKARD

STATE OF Virginia  
COUNTY OF Fairfax

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael David Packard, a married man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of May 2014.

[Signature]  
NOTARY PUBLIC

My commission expires: 8/31/2018

**RYAN J. THOMAS**  
**NOTARY PUBLIC**  
**REG. #7290572**  
**COMMONWEALTH OF VIRGINIA**  
**MY COMMISSION EXPIRES AUGUST 31, 2018**

  
20140528000160490 6/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 13<sup>th</sup> day of May, 2014.

Frank S. Packard (Seal)  
FRANK S. PACKARD

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank S. Packard, a married man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13<sup>th</sup> day of May 2014.

Karen Davis  
NOTARY PUBLIC

My commission expires: 10/7/15

  
20140528000160490 7/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/28/2014 11:42:13 AM FILED/CERT