

This instrument prepared without the
benefit of survey or title by:

Grantee's address:
2000 First Dr., Ste 400
Marietta, GA 30062

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED


20140929000305250 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/29/2014 03:39:50 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the distribution of the estate of COLIN ARTHUR PEARSON, deceased, in accordance with his will probated in Case No. PR-2014-000182 in the Probate Court of Shelby County, Alabama, the undersigned, DAVID R. PEARSON, personal representative of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to him in said will does grant, bargain, sell and convey unto DRCAP CAPITAL INVESTMENTS, LLC (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1:

Lot 1, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2:

Lot 2, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 3:

Lot 9, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 4:

Lot 17, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 5:

Lot 35, according to the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 6:

The northeast quarter of the southwest quarter (NE ¼ of SW ¼) and the southeast quarter of the southwest quarter (SE ¼ of SW ¼), Section 6, Township 20 South, Range 1 East, Shelby County, Alabama; less and except any portion of either quarter-quarter lying within the Survey of Stillmeadow, Sector 2, as recorded in Map Book 28, Page 48, in the Probate Office of Shelby County, Alabama.

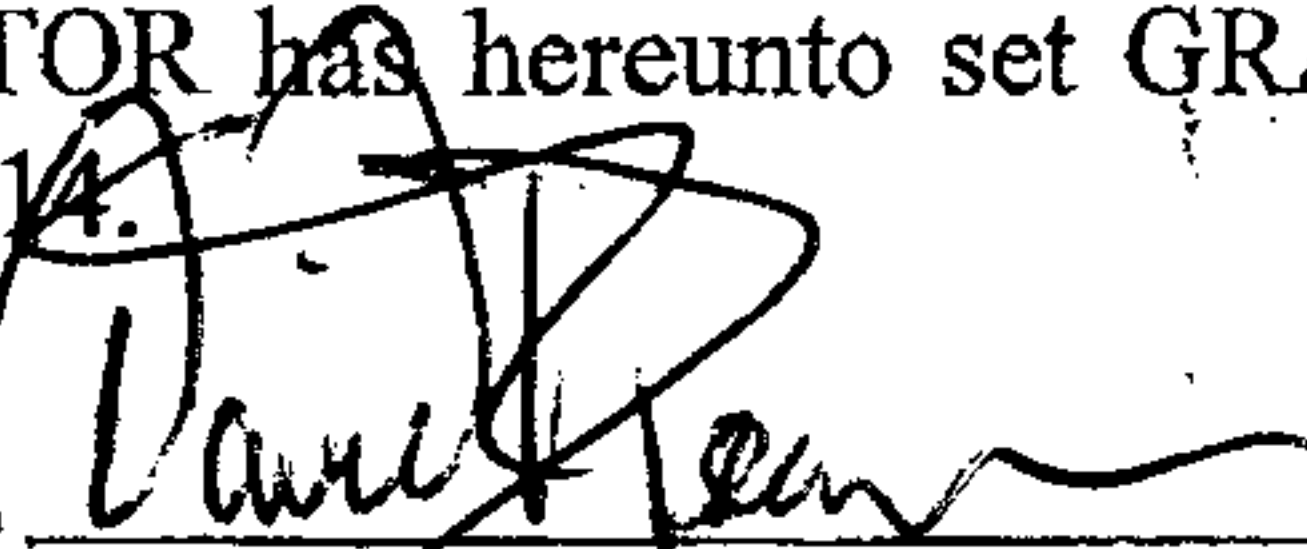
All of the southwest ¼ of the southwest ¼ (SW ¼ of SW ¼) lying north of Dorrough Road (Shelby County Road No. 445) and south of the property described in Instrument No. 2001-40606 as recorded in the Probate Office of Shelby County, Alabama.

Parcel 7:

Part of the NW¼ of the SW¼ and part of the NE¼ of the SW¼ all in Section 2, Township 20 South, Range 1 West, more particularly described as follows; Begin at the NW corner of the NW¼ of the SW¼ of said Section 2; thence run South along the West line of the NW¼ of the SW¼ of said Section a distance of 543.50 feet; thence, an angle to the left of 90 deg. 25' and run East parallel and with the North line of the NW¼ of the SW¼ of said Section 1487.78 feet to a point on the Westerly right of way (as same is constructed by an 80 feet right of way) of Columbiana to Chelsea county road; thence, to the left along said Westerly right of way, run Northwesterly along the arc of a curve to the left having a radius of 830 feet, 130.0 feet to the point of tangent of said curve, thence continue in a Northwesterly direction along said tangent 422.00 feet to an intersection with the North line of the SW¼ of said Section, thence, an angle to the left of 79 deg. 11' 30" and run West along the North line of the SW¼ a distance of 1390.60 feet to the point of beginning. Situated in Shelby County, Alabama.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 19th day of September, 2014.



DAVID R. PEARSON as personal representative

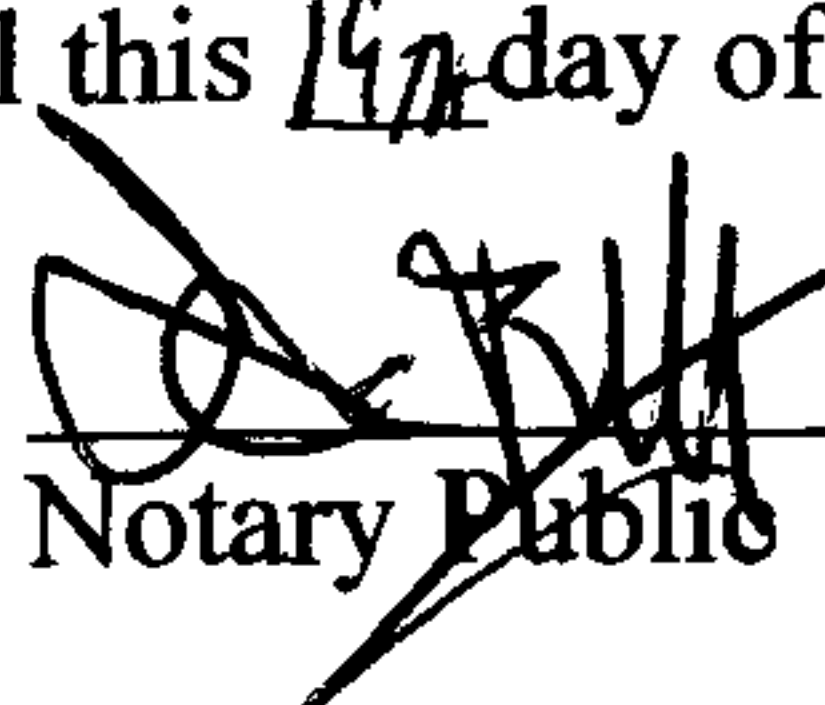
STATE OF MAINE)
York COUNTY)

ACKNOWLEDGMENT


20140929000305250 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/29/2014 03:39:50 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID R. PEARSON, whose names as personal representative of the estate of COLIN ARTHUR PEARSON, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2014.


Notary Public

DEREK C. PERRETTI
Notary Public, Maine
My Commission Expires November 28, 2018



20140929000305250 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/29/2014 03:39:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF COLW A. FORDSON
Mailing Address P.O. BOX 0439
CHELSEA, AL 35043

Grantee's Name DECAP CAPITAL INVESTMENTS, LLC
Mailing Address 2000 FIRST DRIVE
SUITE 400
MARIETTA, GA 30067

Property Address N/A

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,216,190.00

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 ESTATE DISTRIBUTION
☐ 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:

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 09-29-14

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1