SEND TAX NOTICE TO:

Name: The W. Earl Richards Charitable Foundation, Inc.

This instrument was prepared by

Name Larry L. Halcomb

Attorney at Law

Address 15 Office Park Circle, Suite #100

Birmingham, AL 35223

20141105000349450 1/3 \$280.50 Shelby Cnty Judge of Probate, AL 11/05/2014 10:51:08 AM FILED/CERT

<u>SPECIAL WARRANTY DEED – NO TITLE EXAMINATION</u>

STATE OF ALABAMA	}	KNOW ALL MEN BY THESE PRESENTS
Shelby COUNTY	}	

That in consideration of Ten dollars and other valuable consideration DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kenneth Polk, a married man

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

The W. Earl Richards Charitable Foundation, Inc.

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

Lot2A, according to a Resurvey of Resurvey of Lots 1-7, 15 &16, Saunders Bridge 1st Sector, as recorded in Map Book 39, Page 90, in the Probate Office of Shelby County, Alabama. MINERAL AND MINING RIGHTS EXCEPTED

SUBJECT TO TAXES FOR 2015.

SUBJECT TO items on attached Exhibit A

Subject Property is not the Homestead of the Grantor nor his spouse.

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

IN WITNESS WHEREOF, Ihave hereunto set my hand(s)	and seal(s), this 3/ day of October, 2014.
(Seal)	Kenneth Polk (Seal
STATE OF ALABAMA \ Conorel Acknowledgment	

STATE OF ALABAMA } General Acknowledgment JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Polk, a married man,** whose name 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 executed the same voluntarily on the day the same bears date.

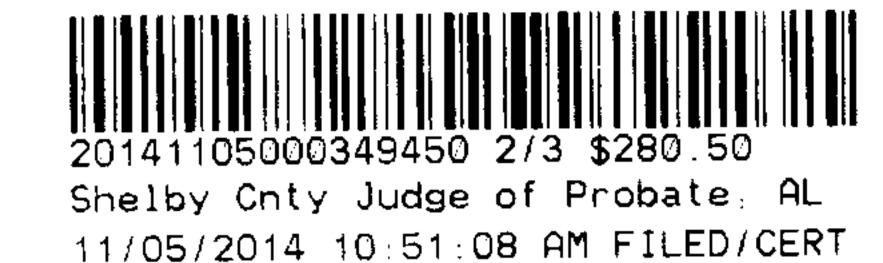
Given under my hand and official seal this 31 day of October, 2014.

Notary Public - Larry L. Halcomb My Commission expires: 1/23/2018 (Seal)

Shelby County, AL 11/05/2014 State of Alabama

Deed Tax: \$260.50

Exhibit "A"



Building lines as shown on record Map.

Easements as shown on record Map.

Restrictions as set out on record Map.

No further subdivision of any parcel shown or recorded map without the prior approval of the Shelby County Planning Commission as restricted by the record Map.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record Map.

Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 207, page 223, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto, release of damages, reservations, restriction and conditions recorded in Deed Book 249, Page 9, Deed Book 265, Page 334, Real Book 59, page 456 as corrected in Real Book 61, page 928, Real Book 34, page 530 and Real Book 59, page 461, in the Probate Office of Shelby County, Alabama.

Transmission line permits and rights of ways as evidenced through use.

Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map.

Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, and first amended in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama.

First Supplement to the Declaration of Easements, Protective Covenants, and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Charles A.J. Beavers, JR., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, Ugma for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, an Alabama Limited Liability Company as recorded in Instrument 20090326000112750 and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.

Conservation Easement recorded in Instrument 20071228000580850, and amended in Instrument 20090326000112760, and further amended in Instrument 200903260004112770 and Instrument 20091230000477120, and Instrument 20091230000477140, in the Probate Office of Shelby County, Alabama.

Reservations and Easements as recorded in Instrument 20090326000112780 in the Probate Office of Shelby County, Alabama.

Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument 20131219000484650 in the Probate Office of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Kenneth Polk	Grantee's Na		The W. Earl Richards Charitable Foundation, Inc.
Mailing Address	2000 Morris Avenue, Suite 1200 Birmingham, Alabama 35203	Mailing Addr		2000 Morris Avenue, Suite 1200 Birmingham, Alabama 35203
Property Address	NA- Vacant Lot	Date of Sale Total Purcha Or Actual Value Or Assessor's Ma	se Price	October 3/5, 2014 \$260,400.00 20141105000349450 3/3 \$280.50 Shelby Cnty Judge of Probate: A 11/05/2014 10:51:08 AM FILED/CE
evidence: (check B: Sa X C If the conveyan	rice or actual value claimed on one) (Recordation of documentation of Sale les Contract losing Statement ce document presented for record of this form is not required.	Appra Other	not required) isal	
property and their	and mailing address – provide ir current mailing address. and mailing address – provide			
Property address Date of Sale – th	- the physical address of the property of the	operty was conv	veyed.	
conveyed by the Actual Value – i conveyed by the	Price – the total amount paid for to instrument offered for record. If the property is not being sold, to instrument offered for record. It is a second to the assessor's current market.	he true value o This may be	f the property	, both real and personal, being
current use valuated valuing property	wided and the value must be determination, of the property as determine for property tax purposes will be a 1975 § 40-22-1(h).	ned by the loca	al official cha	rged with the responsibility of
accurate. I furthe the penalty indic	est of my knowledge and belief the transfer that any false states ated in Code of Alabama 1975 §	ments claimed		
Date: October_	<u>3151</u> , 2014	Print:	Larry L. Halc	omb /
Unattested	(Verified by)	_ Sign:	Agent	