

This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
T & S 280, LLC
3356 Cherrybrook Drive
Birmingham, Al. 35214

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **One and no/100 Dollars**, to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, **Samantha Burns Bailey, a married woman and Tammy Burns Price, a married woman**, herein referred to as GRANTORS, do grant, bargain, sell and convey unto **T & S 280, LLC**, (herein referred to as GRANTEE), the following described real estate situated in **Shelby County, Alabama** to-wit:

Commence at the Northwest corner of the SW 1/4 of the NE 1/4, Section 28, Township 19 South, Range 1 East; thence run South along the West line of said 1/4-1/4 section a distance of 1060.64 feet to the North right-of-way of U.S. Highway No. 280; thence turn an angle of 96 degrees 04 minutes 53 seconds to the left and run along said Highway R/W a distance of 489.81 feet to the point of beginning; thence continue along said Highway R/W a distance of 10.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 150.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 150.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 10.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 150.00 feet, to the point of beginning. Situated in the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

Subject to:


1. Advalorem taxes due and payable October 1, 2015.
2. Easements, exceptions, reservations and restrictions of record, if any.

NOTE: Subject property is not the homestead of the grantors nor is it the homestead of their spouse.


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

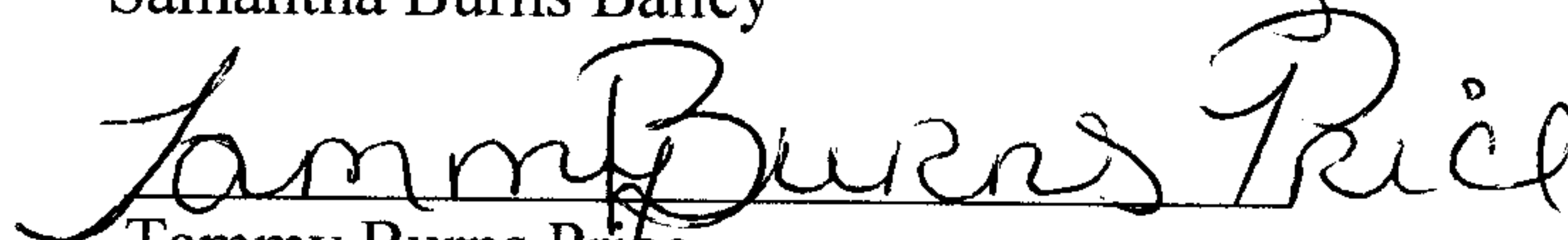
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell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

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 9th day of December, 2014.


20141210000388460 1/3 \$160.00
Shelby Cnty Judge of Probate, AL
12/10/2014 02:13:16 PM FILED/CERT

Shelby County, AL 12/10/2014
State of Alabama
Deed Tax: \$140.00


Samantha Burns Bailey


Tammy Burns Price

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Samantha Burns Bailey and Tammy Burns Price**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 9 day of December 2014.

Marilyn R. Peoples
Notary Public

20141210000388460 2/3 \$160.00
Shelby Cnty Judge of Probate, AL
12/10/2014 02:13:16 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 Samantha Burns Bailey
Mailing Address 311 Ventana Dr
Columbiana AL 35051

Grantee's Name T & S 280 LLC
Mailing Address 3356 Cherrybrook Dr
Bham AL 35214

Property Address 11544 Hwy 280
Sterrett, AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 140,000.00



20141210000388460 3/3 \$160.00
Shelby Cnty Judge of Probate, AL
12/10/2014 02:13:16 PM FILED/CERT

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 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 _____

Print Samantha Burns Bailey

☐ Unattested

Sign Samantha Burns Bailey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one