

\This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Young Impressions Child Care, LLC
1208 5th Avenue
Calera, Alabama 35040

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mrs Cynthia’s PreSchool & Daycare, INC., an Alabama Corporation,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Young Impressions Child Care, LLC, an Alabama Limited Liability Company,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Note: This instrument is recorded simultaneously with a purchase money mortgage in favor of Regions Bank, bearing the same date in the amount of Two Hundred Fourteen Thousand Six Hundred & 00/100 (\$214,600.00) Dollars.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16 day of December, 2014

GRANTORS

Cynthia Patterson (L.S.)
Mrs. Cynthia’s Preschool & Daycare, Inc.
An Alabama Corporation
By: **Cynthia A. Patterson**, President

STATE OF ALABAMA)
)
SHELBY COUNTY) ACKNOWLEDGMENT

I, Chris Smitherman, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that Cynthia A. Patterson, whose named as President of Mrs. Cynthia’s Preschool & Daycare, Inc., is signed to the foregoing deed, and who is known to me, acknowledged

before me on this day, that, being informed of the contents of the deed, 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 16 day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 5/15/2016

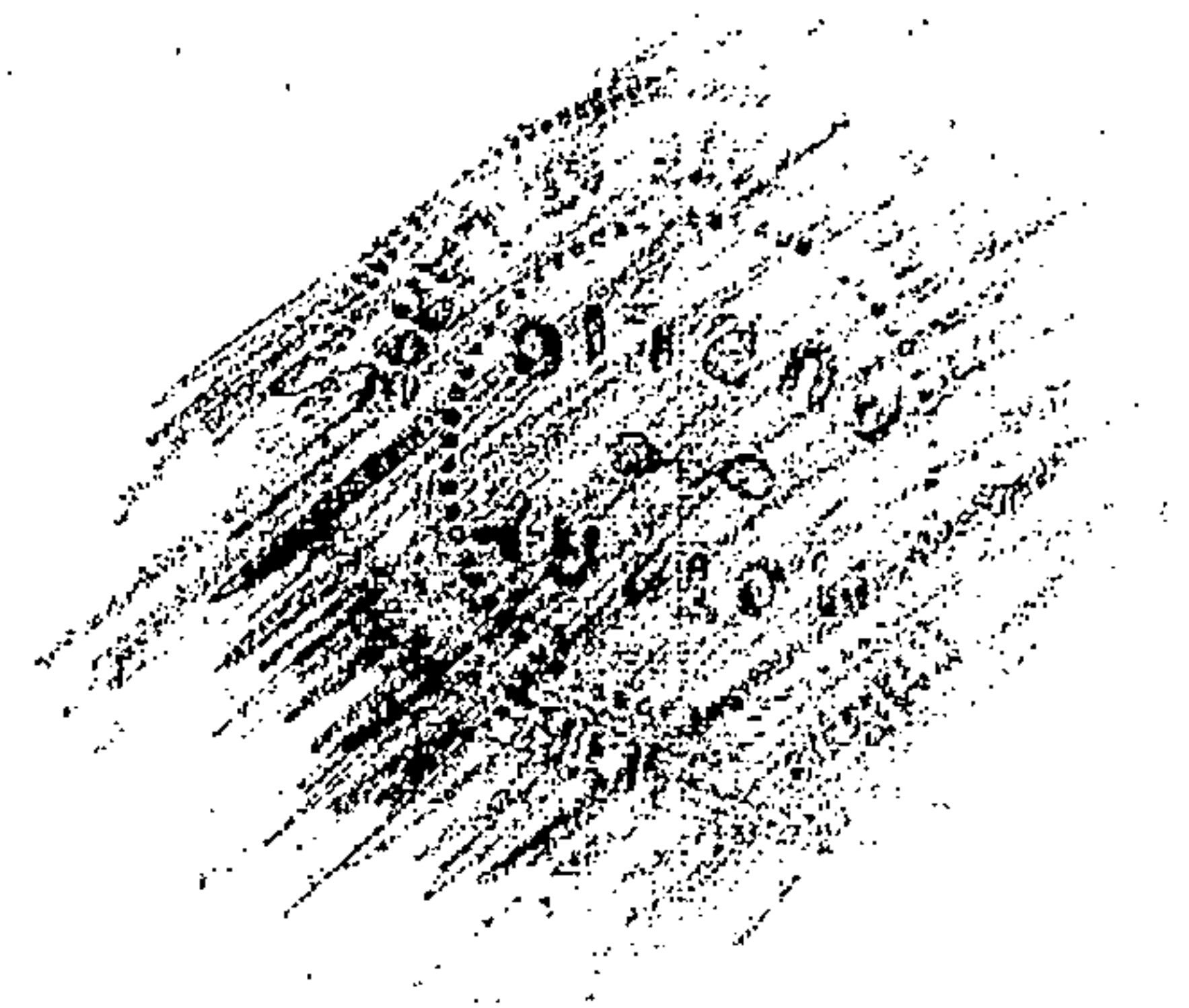


EXHIBIT "A"

**LOTS 1 AND 2, BLOCK 81 OF THE J.H. DUNSTON'S MAP OF CALERA,
SHELBY COUNTY, ALABAMA.**

**ALSO, THAT PART OF THE VACATED STREET THAT LIES EAST OF LOTS 1
AND 2, BLOCK 81, AS RECORDED IN MUNICIPAL BOOK 1996-04974, DATED
2/16/1996.**

Situated in Shelby County, Alabama.

Subject to all items of record.

Real Estate Sales Validation Form

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

Grantor's Name Mrs. Cynthia's Preschool & Daycare, Inc. Grantee's Name Young Impressions Child
 Mailing Address 207 Milgray Lane Mailing Address Care Center, LLC
Calera AL 35042 1371 7th St. SW
Alabaster AL 35007

Property Address 1208 5th Avenue Date of Sale 12-16-2014
Calera AL 35040 Total Purchase Price \$ 180,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 12/16/2014

Unattested

(verified by)

Print

Sign

Christopher R. Smitherman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/22/2014 02:07:49 PM
 \$24.00 CHERRY
 20141222000401840

[Signature]