

20141229000405820 1/4 \$217.50
Shelby Cnty Judge of Probate, AL
12/29/2014 12:30:17 PM FILED/CERT

This instrument was prepared by:
Marjorie O. Dabbs
King, Drummond & Dabbs, LLC
4000 Eagle Point Corporate Drive, Suite 180
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

LIMITED WARRANTY DEED

THIS DEED is made effective on September 22, 2014, by the undersigned, as the duly appointed Co-Trustees of the Donovan H. Gravlee 2012 Irrevocable Trust dated December 21, 2012 (referred to herein, whether one or more, as "Grantor") to Donovan H. Gravlee, III (referred to herein, whether one or more, as "Grantee"), as follows:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00 and other good and valuable consideration, Grantor hereby grants, bargains, sells and conveys unto Grantee the Property situated in Shelby County, Alabama, described on Exhibit "A" attached hereto and made a part hereof, together with any buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto, subject to those matters set forth below.

See Exhibit A attached hereto and incorporated herein by reference

SUBJECT to the following:

1. Ad valorem taxes for the current year, a lien but not yet due and payable.
2. Any and all mortgages, easements, liens, rights-of-way, restrictions, whether recorded or unrecorded, and any other matters of record; any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, or other matters which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the Grantee, and Grantee's heirs, personal representatives, and assigns forever. No representations or warranties are made by Grantor, except that Grantor represents that Grantor has not encumbered the property during the time in which Grantor has held the property. This instrument is executed by the Co-Trustees of Grantor solely in their representative capacities and not by the Co-

Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$194.50

Trustees individually. Neither this instrument nor anything contained herein or otherwise shall be construed as creating any indebtedness or obligation on the part of Co-Trustees individually. Co-Trustees expressly limit Co-Trustee's liability hereunder solely to the assets Co-Trustees receive and hold in their capacity as said Co-Trustees.

IN WITNESS WHEREOF, Grantor has executed this conveyance by and through its duly authorized Co-Trustees effective September 22, 2014.

"GRANTOR:"

DONOVAN H. GRAVLEE 2012 IRREVOCABLE TRUST dated December 21, 2012

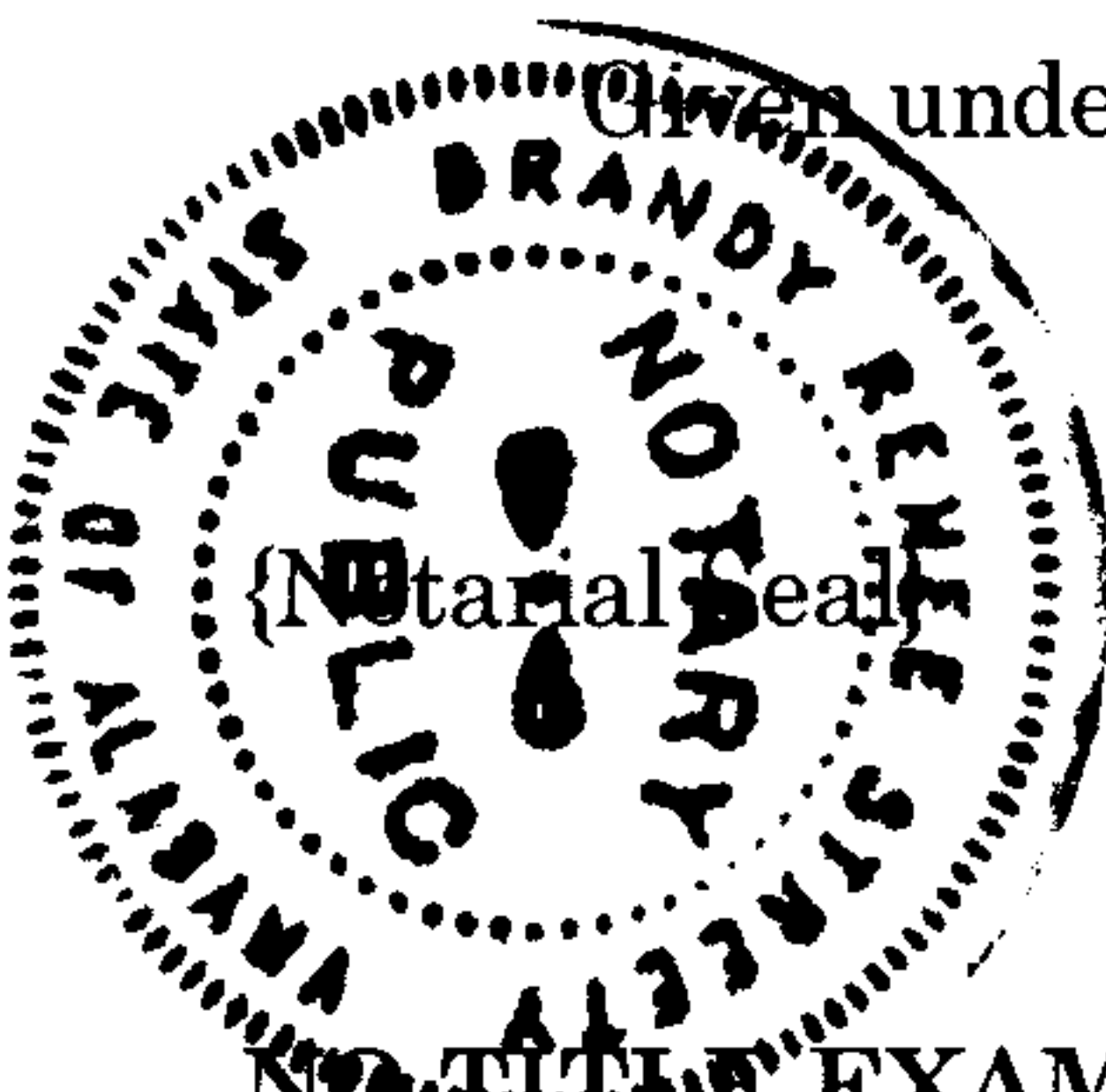
By: 
Johnathan Bly Gravlee, Co-Trustee

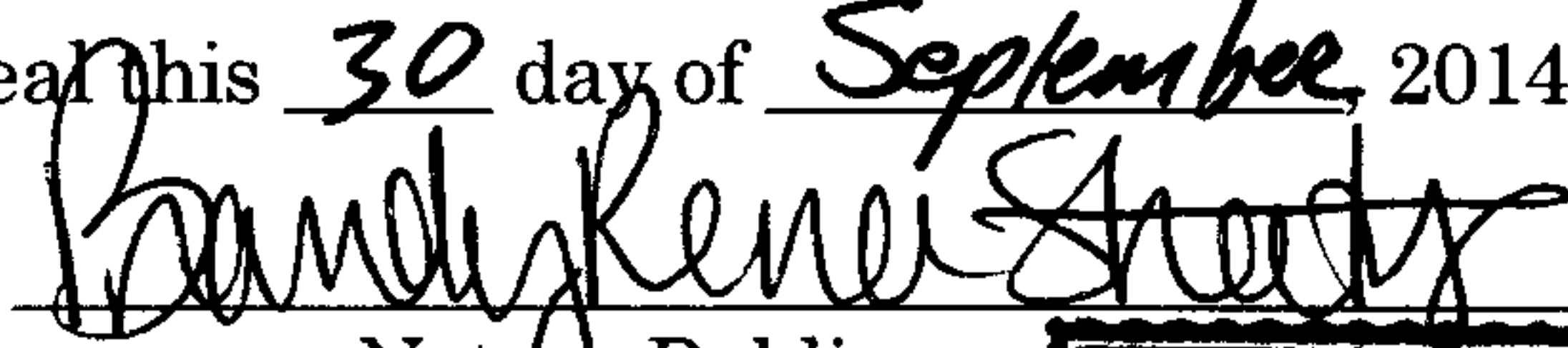
By: 
Donovan H. Gravlee, III, Co-Trustee

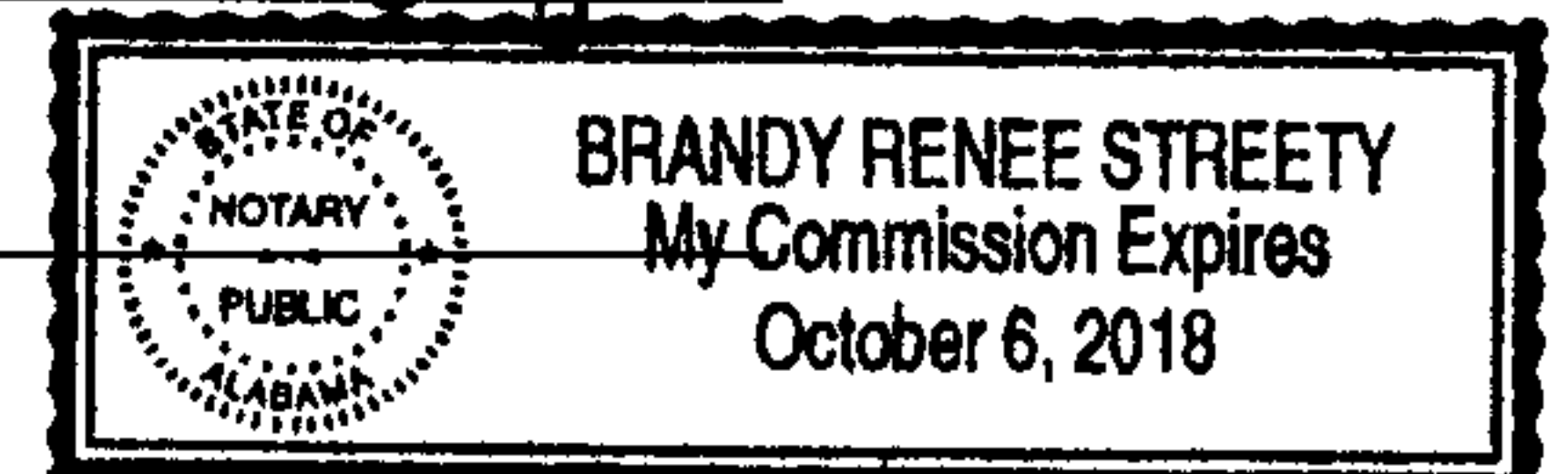
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnathan Bly Gravlee and Donovan H. Gravlee, III, whose names as Co-Trustees of the Donovan H. Gravlee 2012 Irrevocable Trust dated December 21, 2012, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they as such Co-Trustees and with full authority, executed the same voluntarily in their capacities as Co-Trustees for and on behalf of the said Trust, effective on September 22, 2014.

Given under my hand and official seal this 30 day of September, 2014.




Notary Public
My Commission Expires:




NO TITLE EXAMINATION OR SURVEY EXAMINATION WAS REQUESTED OR PERFORMED FOR THE PREPARATION OF THIS DEED



EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama, and run in a Northerly direction along the 1/4 line for a distance of 158.09 feet to a point; thence turn an interior angle to the right of $71^{\circ} 44' 30''$ and run in a Southwesterly direction for a distance of 684.46 feet to a point; thence turn an interior angle to the right of $108^{\circ} 15' 30''$ and run in a Southerly direction for a distance of 399.34 feet to a point; thence turn an interior angle to the right of $71^{\circ} 01' 33''$ and run in a Northeasterly direction for a distance of 687.35 feet to a point; thence turn an interior angle to the right of $108^{\circ} 58' 27''$ and run in a Northerly direction for a distance of 232.20 feet, more or less, to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Donovan H. Gravlee 2012 Irr Tr
Mailing Address P. O. Box 382106
Birmingham, AL 35238-2106

Grantee's Name Donovan H. Gravlee, III
Mailing Address 2200 Resource Drive
Birmingham, AL 35242

Property Address _____

Date of Sale September 30, 2014
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 194,240.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Assessor's Market Value

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

9/30/2014

Print

Donovan Gravlee III as Trustee

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Print Form

Form RT-1