

Property Address:

Approximately 133 acres Hwy 231
Shelby County, AL
[Accuracy of address is not warranted]

Send Tax Notice To:

Lucile Lowe, LLC
c/o Robert K. Baker
3005 Canterbury Lane
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Robert K. Baker, as Successor Trustee of the Ned M. Baker Irrevocable Trust created under the Last Will and Testament of Ned M. Baker** whose mailing address is c/o Robert K. Baker 3005 Canterbury Lane, Birmingham, AL 35223 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Lucile Lowe, LLC**, an Alabama limited liability company, whose mailing address is c/o Robert K. Baker 3005 Canterbury Lane, Birmingham, AL 35223 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:


See Exhibit A attached hereto for legal description

SUBJECT TO:

1. Ad Valorem taxes for 2015 and subsequent years.
2. Existing easements, restrictions, covenants, rights of way and encumbrances of record, if any.
3. Any mineral, mining, oil, gas or other form of subsurface right not owned by Grantor.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$110.50


20150102000001500 1/4 \$133.50
Shelby Cnty Judge of Probate, AL
01/02/2015 01:10:03 PM FILED/CERT

29th day of December, 2014. IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this

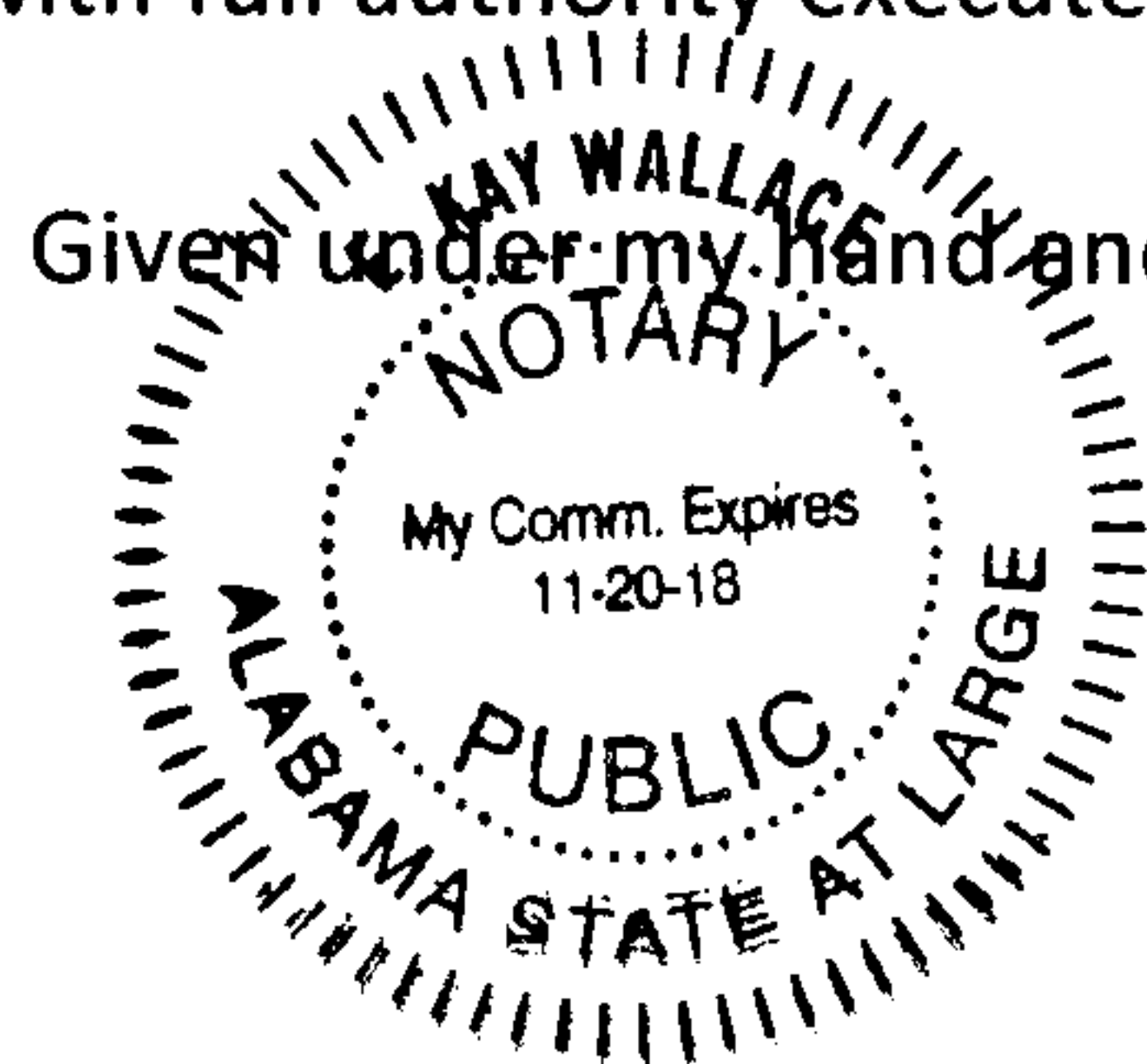
THE NED B. BAKER IRREVOCABLE TRUST

By: Robert K. Baker (SEAL)

Robert K. Baker
ITS: Successor Trustee

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Robert K. Baker, whose name as Successor Trustee of the Ned B. Baker Irrevocable Trust, 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, in his capacity as such Successor Trustee, and with full authority executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 29th day of December, 2014.

K. Wallace

NOTARY PUBLIC

My commission expires: 11/20/18


This Instrument Was Prepared by:

Mary O. O'Neill, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

20150102000001500 2/4 \$133.50
Shelby Cnty Judge of Probate, AL
01/02/2015 01:10:03 PM FILED/CERT

EXHIBIT A

From the true SE corner of Section 13, Township 18 South, Range 2 East, being the point of beginning of herein described tract of land, run thence true North 00 degrees 34 minutes 36 seconds East along the true East boundary of said Section 13 a distance of 1321.06 feet to the true SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 13, thence continue along said course a distance of 1306.85 feet to a point on an accepted East/West property line; thence turn 91 degrees 46 minutes 17 seconds left and run 1305.35 feet along said accepted line to a point on the true West boundary of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn 87 degrees 55 minutes 39 seconds left and run 1295.85 feet to the true SW corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence continue along said course 1322.92 feet to the true SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 13; thence turn 00 degrees 56 minutes 41 seconds left and run 1322.08 feet to the true NW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 18 South, Range 2 East; thence continue along said course a distance of 420.0 feet; thence turn 34 degrees 07 minutes 29 seconds right and run 810.0 feet; thence turn 97 degrees 07 minutes 22 seconds left and run 313.24 feet to a point on the Northwesterly boundary of U.S. Highway #231 (100-foot right of way); thence turn 75 degrees 29 minutes 11 seconds left and run 264.49 feet along said Highway boundary to a point on the true West boundary of aforementioned SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 24; thence turn 00 degrees 19 minutes 13 seconds right and run 212.26 feet along said Highway boundary and the following courses; 00 degrees 14 minutes 41 seconds right for 510.68 feet; 00 degrees 19 minutes 40 seconds left for 425.32 feet; 00 degrees 23 minutes 29 seconds left for 205.88 feet; 00 degrees 55 minutes 37 seconds left for 202.55 feet; 01 degrees 29 minutes 25 seconds left for 199.15 feet; thence turn 01 degrees 48 minutes 24 seconds left and run 200.72 feet along said Highway boundary to a point on an accepted property line; thence turn 36 degrees 11 minutes 38 seconds left and run 733.25 feet along said accepted property line; thence turn 08 degrees 07 minutes 29 seconds right and run 163.99 feet to the true SE corner of Section 13, Township 18 South, Range 2 East, being the point of beginning. According to survey of Sam W. Hickey, RLS #4848, dated August 7, 1996.


20150102000001500 3/4 \$133.50
Shelby Cnty Judge of Probate, AL
01/02/2015 01:10:03 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: The Ned M. Baker Irrevocable Trust
Mailing Address: c/o Robert K. Baker, as Successor Trustee
3005 Canterbury Lane
Birmingham, AL 35223

Grantee's Name: Lucile Lowe, LLC
Mailing Address: c/o Robert K. Baker
3005 Canterbury Lane
Birmingham, AL 35223

Property Address: approximately 133 acres on Hwy 231
Shelby County, AL

Date of Sale:
Total Purchase Price:
or
Actual Value:
or
Assessor's Market Value: \$110,200.00

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: Shelby County Tax Assessor's Records

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.

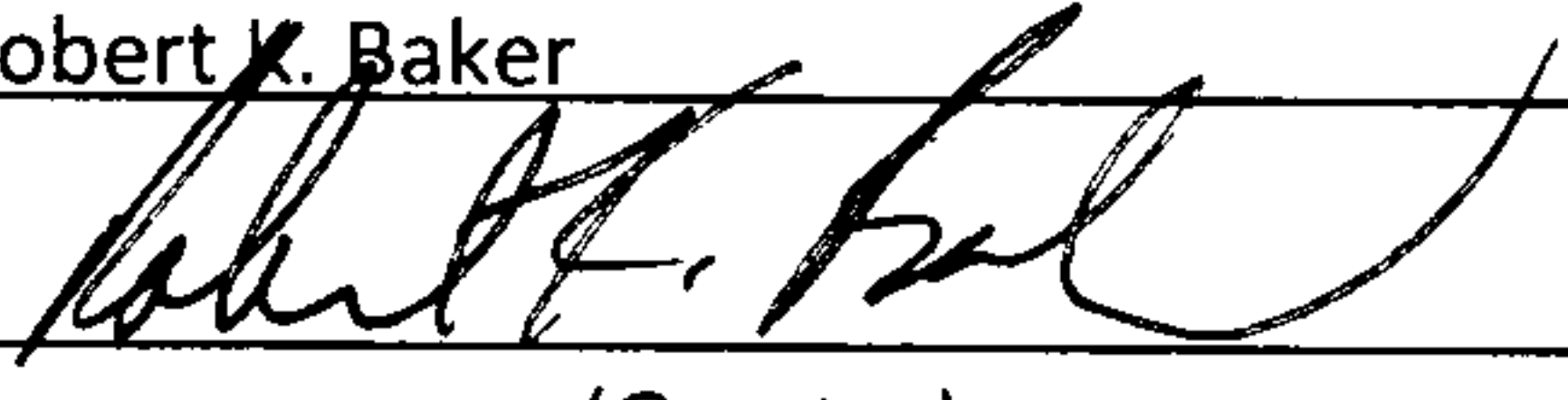
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 12/29/14

 Unattested
(verified by)

Print Robert K. Baker
Sign 
(Grantor)



20150102000001500 4/4 \$133.50
Shelby Cnty Judge of Probate, AL
01/02/2015 01:10:03 PM FILED/CERT