

This Instrument was prepared by:

Send Tax Notice to:

**R. Shan Paden
Paden & Paden, P.C.
1826 3rd Avenue N., Suite 200
Bessemer, AL 35020**

H. Monroe Properties, LLC

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE AND 00/100 (\$1.00) DOLLARS, to BETTY JO MONROE, AN UNMARRIED WOMAN, being the residuary legatee under the Will of Harry E. Monroe, Jr., deceased, Jefferson County Probate Court Case No. 199709 (hereinafter referred to as GRANTOR) in hand paid by H. MONROE PROPERTIES, LLC, an Alabama limited liability company, (hereinafter referred to as GRANTEE), GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 30, Township 20 South, Range 2 West and run South 0°10'19" East along the West line of said Section 30, 1309.75 feet; thence run North 89°59'24" East, 238.25 feet to the point of beginning; thence continue along last described course, 196.96 feet; thence run South 0°08'48" East, 352.19 feet to a point on the northerly right of way of a road; thence run South 87°32'49" West along said right of way, 196.96 feet; thence run North 0°10'20" West 360.59 feet to the point of beginning; being situated in Shelby County, Alabama

Subject to the following:

1. Taxes or special assessments for the year 2015, and subsequent years which constitute a lien, but which are not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Right of way granted to Alabama Power Company recorded in Instrument No. 2014-36463.
4. Less and except any part of subject property lying within the right of way of a public road.

5. That certain mortgage by Harry E. Monroe to Regions Bank in the amount of \$900,000.00, dated November 16, 2001, and recorded in Instrument Number 2001-50861 and Assignments of Rents recorded in Instrument Number 2001-50862.

To Have and to Hold unto the said GRANTEE its successors and assigns forever.

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

In Witness Whereof, the said GRANTOR, BETTY JO MONROE, AN UNMARRIED WOMAN, has hereunto set her signature and seal, this the 8th day of January, 2015.

Betty Jo Monroe
Betty Jo Monroe

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, Nancy J. Brunk, a Notary Public, in and for said County, in said State, hereby certify that BETTY JO MONROE, AN UNMARRIED WOMAN, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of January, 2015.

Nancy J. Brunk
Notary Public

My Commission Expires: 3/26/2015

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20150120000020090 3/4 \$167.50
Shelby Cnty Judge of Probate, AL
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ASSIGNMENT OF MEMBERSHIP INTEREST

IN

H. MONROE PROPERTIES, LLC

Comes now, Betty Jo Monroe, legatee under the Last Will and Testament of Harry E. Monroe, Jr., deceased, Jefferson County Probate Case No. 199709, and in consideration of the sum of \$1.00 and other good and valuable consideration, does hereby assign, sell and transfer to my son, Harry E. Monroe, III, all of her membership interest in H. Monroe Properties, LLC, an Alabama limited liability company (the "Company").

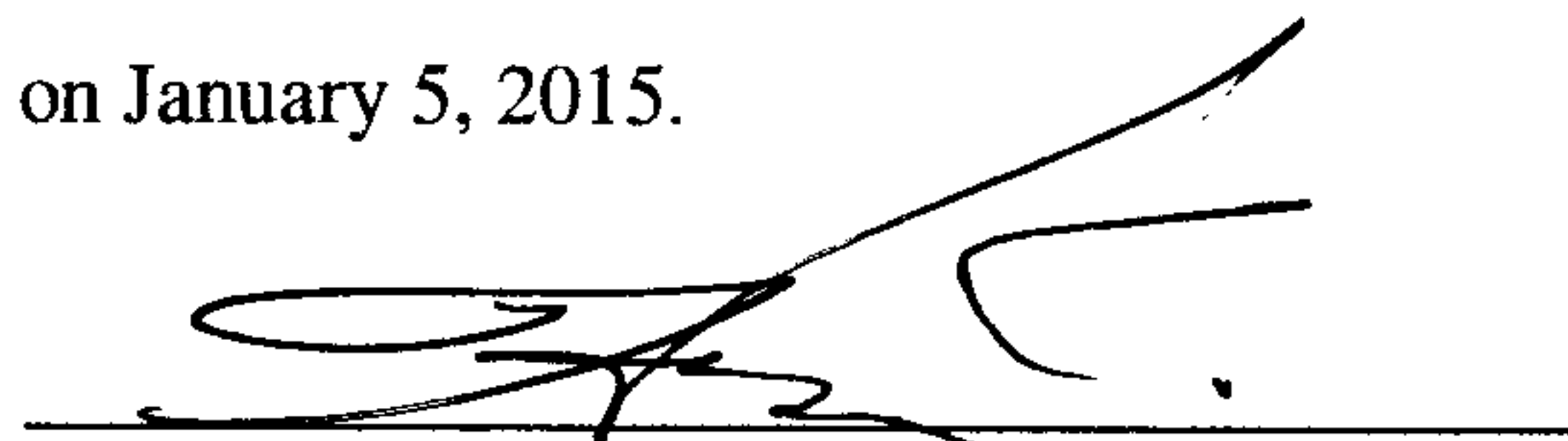
Executed at Birmingham, Alabama, on January 5, 2015.


Betty Jo Monroe

Acceptance

The undersigned, Harry E. Monroe, III, does hereby accept the foregoing assignment and does further agree to be bound by the Articles of Organization and the Operating Agreement of the Company.

Executed at Birmingham, Alabama, on January 5, 2015.


Harry E. Monroe, III

Real Estate Sales Validation Form

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

Grantor's Name Betty Jo Monroe Grantee's Name H Monroe Properties LLC
Mailing Address 2325 Tanglewood Brook Ln Mailing Address 2325 Tanglewood Brook Ln
Birmingham AL 35243 Birmingham AL 35243
Property Address 31 Monroe Dr Date of Sale 1/12/2015
Pelham, AL
35124
Total Purchase Price _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 144,060

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor, Assessed value
☐ Closing Statement

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 1/12/2015 Print H. Monroe Properties LLC
Unattested _____ Sign [Signature] monroe
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



20150120000020090 4/4 \$167.50
Shelby Cnty Judge of Probate, AL
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