

STATE OF ALABAMA     )  
SHELBY COUNTY         )

Send tax notices to:  
MAP Alabaster, LLC  
421 Office Park Drive  
Birmingham, Alabama 34223  
Attn: Mark A. Peeples

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **BRIAN CRUMPTON** and **BILLIE ZALCMAN**, as the personal representatives of the **ESTATE OF JEWELL CRUMPTON**, PR-2009-000353 (collectively, "Grantor"), by **MAP ALABASTER, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's heirs and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

This Property has never constituted the homestead of Grantor or of Grantor's spouse or of Jewell Crumpton or her spouse or of any beneficiary under the Estate of Jewell Crumpton at the time of her death.




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Shelby Cnty Judge of Probate, AL  
02/06/2015 10:03:55 AM FILED/CERT

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Estate of Jewell Crumpton	MAP Alabaster, LLC
3021 Huntington Trail	421 Office Park Drive
Birmingham, AL 35216	Birmingham, Alabama 34223

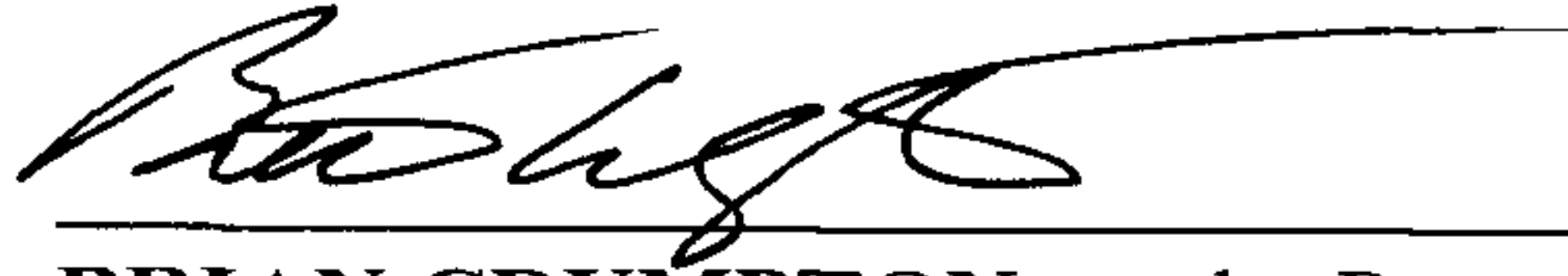
Property Address:	See Exhibit A attached hereto.
Date of Sale:	February <u>5</u> , 2015
Total Purchase Price:	\$525,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

*[Signature(s) on following page(s)]*

  
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Shelby Cnty Judge of Probate, AL  
02/06/2015 10:03:55 AM FILED/CERT


**IN WITNESS WHEREOF**, Grantor has executed this General Warranty Deed, to be effective as of January 30<sup>th</sup>, 2015.

**GRANTOR:**



**BRIAN CRUMPTON**, as the Personal  
Representative of the Estate of Jewell Crumpton,  
PR-2009-000353

**BILLIE ZALCMAN**, as the Personal  
Representative of the Estate of Jewell Crumpton,  
PR-2009-000353

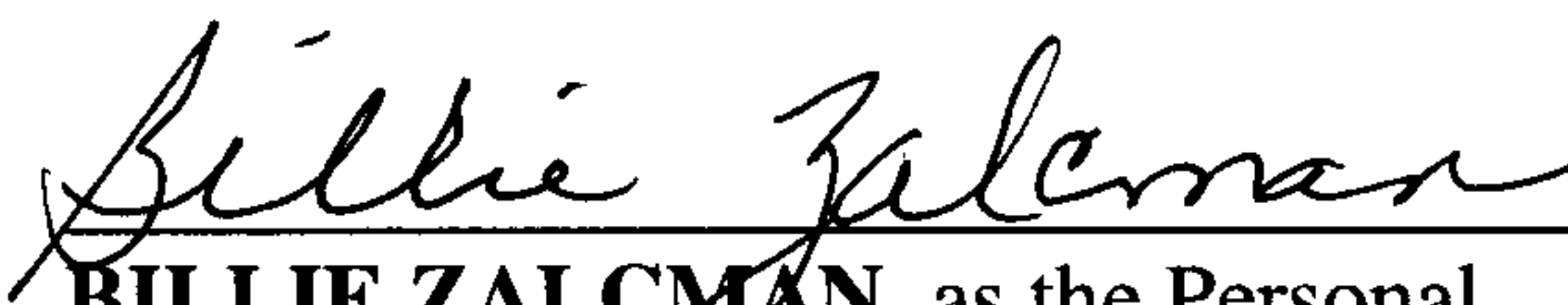
  
20150206000039570 3/8 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/06/2015 10:03:55 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed, to be effective as of January 29, 2015.

**GRANTOR:**

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**BRIAN CRUMPTON**, as the Personal  
Representative of the Estate of Jewell Crumpton,  
PR-2009-000353

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**BILLIE ZALCMAN**, as the Personal  
Representative of the Estate of Jewell Crumpton,  
PR-2009-000353



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brian Crumpton, as the Personal Representative of the Estate of Jewell Crumpton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of January, 2015.

\_\_\_\_\_  
Notary Public

AFFIX SEAL

My commission expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Billie Zalcmán, as the Personal Representative of the Estate of Jewell Crumpton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 29 day of January, 2015.



My commission expires: Jan 12, 2019

This Instrument Prepared By:

Kara M. Garstecki, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203-2618

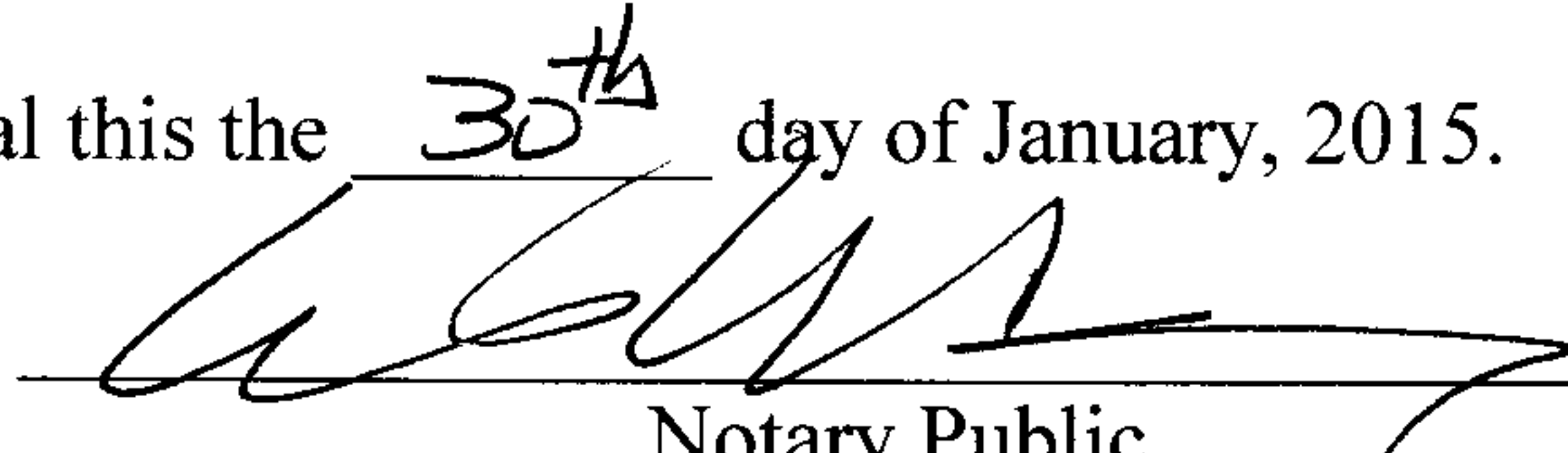
  
20150206000039570 5/8 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/06/2015 10:03:55 AM FILED/CERT



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brian Crumpton, as the Personal Representative of the Estate of Jewell Crumpton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of January, 2015.

  
\_\_\_\_\_  
Notary Public

AFFIX SEAL

My commission expires: 6/25/18

STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Billie Zalcmn, as the Personal Representative of the Estate of Jewell Crumpton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of January, 2015.

\_\_\_\_\_  
Notary Public

AFFIX SEAL

My commission expires: \_\_\_\_\_

This Instrument Prepared By:

Kara M. Garstecki, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203-2618



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## Exhibit A

### **Legal Description**

Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run south along the west line of Section 14 a distance of 660.60 feet to the point of beginning; thence continue along the last course along said section line 279.20 to a point; thence turn left 92 degrees, 12 minutes, 42 seconds and run Easterly 355.63 feet; thence right 116 degrees, 05 minutes, 44 seconds and run Southwesterly a distance of 222.54 feet; thence left 0 degrees, 57 minutes, 27 seconds, and run Southwesterly 110.73 feet; thence left 111 degrees, 30 minutes, 53 seconds and run Easterly 544.03 feet to a point on the Westerly right-of-way of State Highway #119 having a central angle of 3 degrees, 32 minutes, 10 seconds and a radius of 3130.00 feet; thence left 68 degrees, 43 minutes, 52 seconds from tangent in a northeasterly direction along said right-of-way 193.17 feet to the point of tangent; thence run northeasterly along tangent 215.29 feet; thence left 115 degrees, 56 minutes, 09 seconds and run Westerly leaving said right-of-way, 562.24 feet; thence right 112 degrees, 18 minutes, 06 seconds and run Northeasterly 200.00 feet; thence left 112 degrees, 20 minutes, 57 seconds and run Westerly 467.22 feet to the point of beginning.

LESS AND EXCEPT that portion conveyed by separate deed and described as follows: Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama thence run South along the West line of Section 14 for a distance of 939.80 feet to a point; thence turn left 92 degrees, 12 minutes, 42 seconds and run easterly 355.63 feet; thence right 116 degrees, 05 minutes, 44 seconds and run Southwesterly a distance of 130.10 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 92.44 feet; thence left 0 degrees, 57 minutes, 27 seconds and run Southwesterly 110.73 feet; thence left 111 degrees, 30 minutes, 53 seconds and run Easterly 544.03 feet to a point on the Westerly right of way of State Highway #119 having a central angle of 3 degrees, 32 minutes, 10 seconds and a radius of 3130.00 feet; thence left 68 degrees, 43 minutes, 52 seconds from tangent a Northeasterly direction along said right of way 193.17 feet to the point of tangent; thence turn in a Westerly direction 544.03 feet, more or less, to the Western boundary of the parcel herein described.



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Shelby Cnty Judge of Probate, AL  
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A handwritten signature in black ink, consisting of a stylized capital letter 'B' followed by a horizontal line extending to the right.

## **Exhibit B**

### **Exceptions**

1. Taxes for the year 2015 and subsequent years.
2. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 221, Page 636, Instrument 2001-18584, Book 101, Page 77, Book 101, Page 87, Instrument 20031001000660920, Book 112, Page 266, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right of Way granted to the City of Alabaster by instrument recorded in Instrument 1996-34823, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right(s) of Way(s) recorded in Book 216, Page 553, Book 123, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

