

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Shelby County Properties, LLC
2201 Royal Crest Circle
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Seven Thousand Five Hundred and 00/100 (\$147,500.00) DOLLARS, and other good and valuable consideration as set out in the sales contract dated January 21, 2015, this day in hand paid to the undersigned GRANTOR, **James Hugh Velotas, Personal Representative of the Estate of Bill M. Velotas, Deceased, Probate Case No. 2004-000205, and Billie Carol Sewell, a single individual**, (hereinafter referred to as GRANTORS), whose address is 398 Holland Lakes Drive, Pelham, AL 35124, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Shelby County Properties, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A part of the Southwest diagonal half of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of the said 1/4 1/4 Section and run thence North along the West line thereof a distance of 250.0 feet; thence 90 deg. 43 min. 30 sec. right in an Easterly direction a distance of 1082.0 feet; thence 135 deg. 14 min. left in a Northwesterly direction a distance of 344.24 feet to the point of beginning; thence continue along the last described course a distance of 340.14 feet; thence 73 deg. 43 min. 06 sec. left in a Southwesterly direction a distance of 139.74 feet; thence 102 deg. 56 min. 17 sec. left in a Southeasterly direction a distance of 335.0 feet; thence 77 deg. 03 min. 43 sec. left in a Northeasterly direction a distance of 160.10 feet to the point of beginning. Being situated in Shelby County, Alabama.

Property Address: 25 Merivale Lane, Birmingham, AL 35244

Bill Mike Velotas a/k/a Bill M. Velotas is the surviving grantee of that certain deed recorded in Book 299 page 400 in the Probate Office of Shelby County, Alabama; the other grantee, Carolyn Velotas, having died on or about January 2, 1999.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

2015020900040650 1/2 \$165.50
Shelby Cnty Judge of Probate, AL
02/09/2015 09:11:25 AM FILED/CERT

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax:\$147.50

W.W. *JH* *BS*

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6th day of February, 2015.

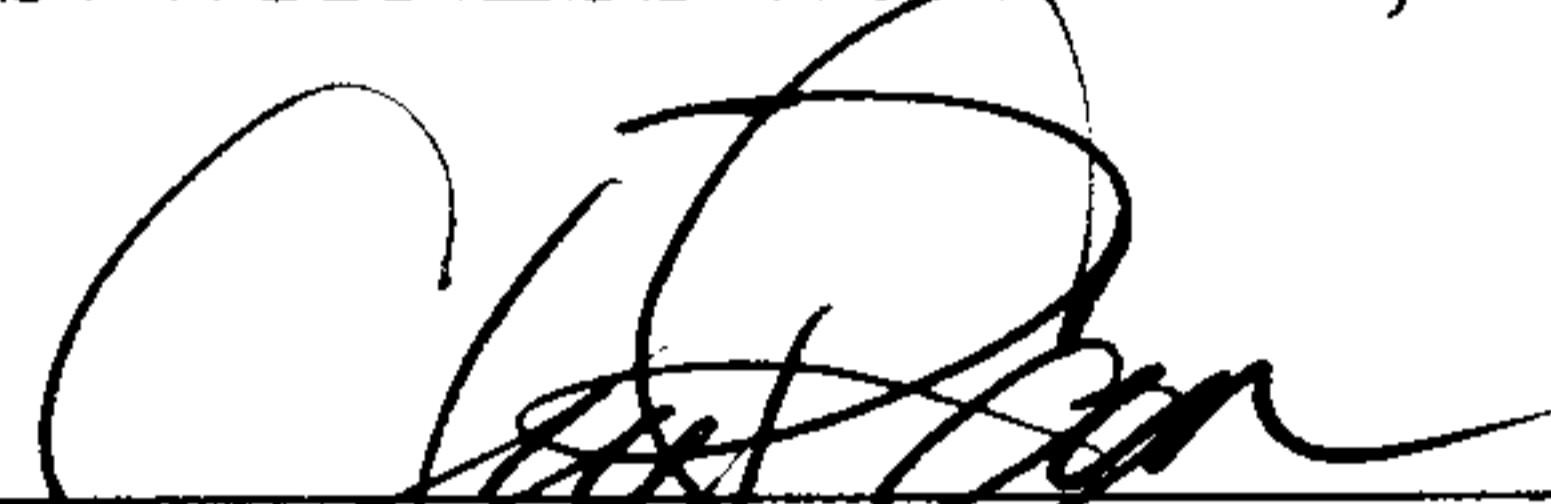

James Hugh Velotas, Personal Representative of the Estate of Bill Mike Velotas, Deceased, Shelby County Probate Case No. 2004-000205


Billie Carol Sewell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Hugh Velotas, whose name as Personal Representative of Estate of Bill M. Velotas, Deceased, Probate Case No. 2004-000205, 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 the Instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2015.


NOTARY PUBLIC
My Commission Expires: 12/18/18

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Billie Carol Sewell, a single individual, 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 the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2015.


NOTARY PUBLIC
My Commission Expires: 12/18/18


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