

Send Tax Notice To:
Rosewood Estates, LLC
c/o John E. Butcher
4144 Montevallo Road South
Birmingham, AL 35213

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is acknowledged, **Edward C. Monroe, as Trustee of the Edward C. Monroe Living Trust under Declaration of Trust dated 11/16/12** (hereinafter referred to as the "Grantor"), does grant, bargain, sell, and convey as of January 1, 2015 unto **Rosewood Estates, LLC, an Alabama limited liability company** (hereinafter referred to as the "Grantee"), its undivided 33.67% interest in the following described real property, situated in Shelby County, Alabama, described in Exhibit "A" attached hereto:


SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Easements, reservations, exceptions, restrictions, covenants, conditions, exemptions, rights of way and encumbrances of record.


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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the _____ day of 2 3 , 2015.

**Edward C. Monroe Living Trust under Declaration
of Trust dated 11/16/2012**

By: 
Edward C. Monroe
Its Trustee

Prepared by:
William S. Pritchard, III
Pritchard, McCall & Jones, LLC
505 N. 20th St. Ste 1210
Birmingham, AL 35203


20150216000048430 1/4 \$191.50
Shelby Cnty Judge of Probate, AL
02/16/2015 09:52:00 AM FILED/CERT

Shelby County, AL 02/16/2015
State of Alabama
Deed Tax: \$168.50

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On Feb. 3, 2015 before me, Jason Alejo Bellamy, Notary Public
(Date) (Here Insert Name and Title of the Officer)

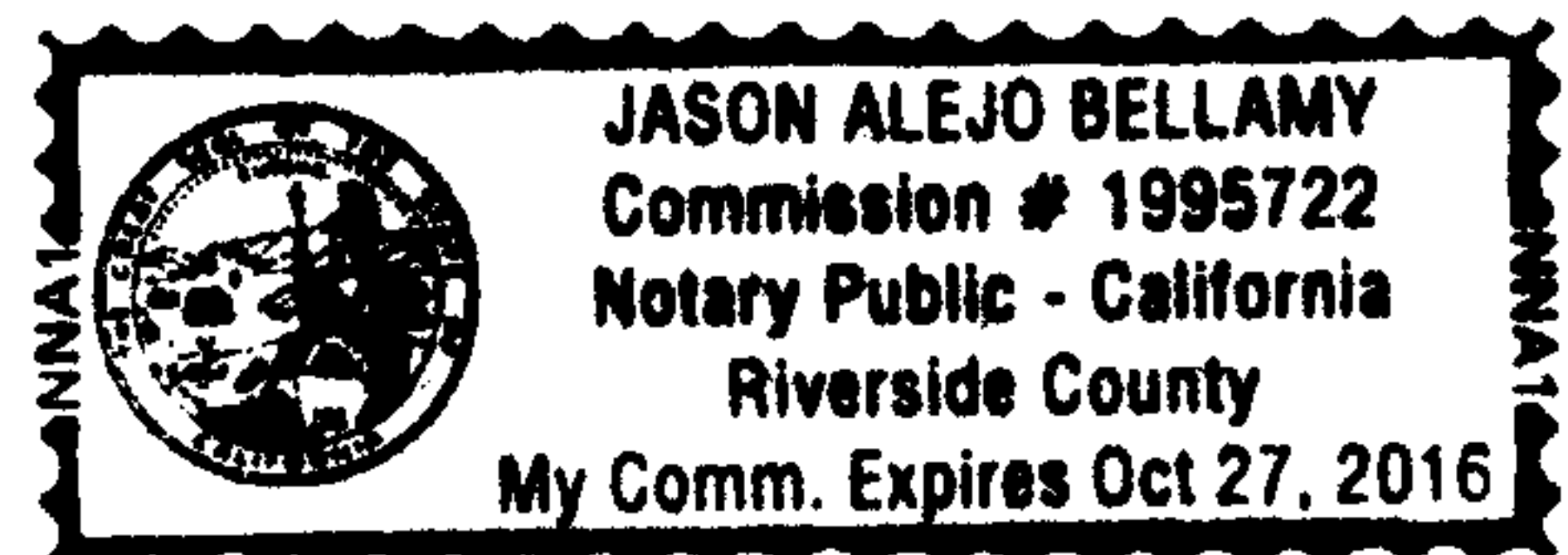
personally appeared Edward C. Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same
in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____



20150216000048430 2/4 \$191.50
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revision date 01/01/2015

Exhibit "A"


PARCEL I:

Commence at the Northwest corner of the Northeast 1/4 of the Southeast 1/4, Section 25, Township 21 South, Range 1 West; thence South $89^{\circ} 03' 3''$ West along the North boundary of the Northwest 1/4 of Southeast 1/4 and the Northeast 1/4 of Southwest 1/4, Section 25, a distance of 2205.43 feet to a point on the East margin of Washington Street; thence turn an angle of $100^{\circ} 18'$ to the left and proceed along the said East margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of a land herein described; thence turn an angle of $79^{\circ} 42'$ to the left and proceed along the South property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of $90^{\circ} 00'$ to the right a distance of 177.10 feet to a point on the North margin of Briarwood Street; thence turn an angle of $90^{\circ} 00'$ to the right and proceed along the said North margin of Briarwood Street a distance of 350.00 feet to a point on the East margin of the said Washington Street; thence turn an angle of $79^{\circ} 42'$ to the right and proceed along the said East margin of Washington Street a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

From the Southeast corner of the Northwest 1/4 of Northeast 1/4 of Section 36, Township 21 South, Range 1 West, run West, run West along the South Boundary line of said Northwest 1/4 of Northeast 1/4 a distance of 636.92 feet; thence turn $115^{\circ} 55'$ right and run 248.4 feet; thence turn $89^{\circ} 54'$ left and run 195 feet to point of beginning; thence turn $04^{\circ} 10'$ left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90° to the right and run 220 feet parallel with the Western boundary of property conveyed in Deed Book 259 page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90° and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259 Page 143; thence continue in the same direction a distance of 220 feet to the Northeastly corner of property conveyed in said Deed Book 259, Page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90° and run 220 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.


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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 Edward C. Monroe, as Trustee of the Grantee's Name Rosewood Estates, LLC
Mailing Address Edward C. Monroe Living Trust Mailing Address 414 Montevallo Rd S
B'ham AL 35213

Property Address no address Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 500,000 ^{33.67%} 168,350

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
☐ 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 _____ Print William S. Pritchard III
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one