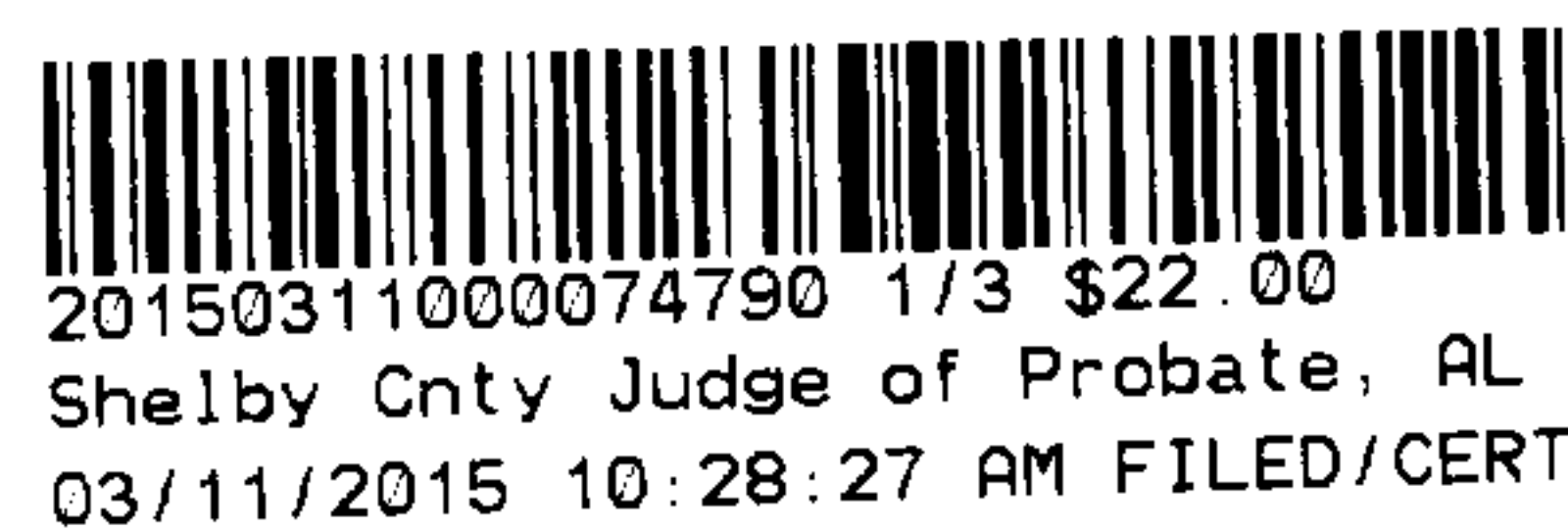


12.00
6.00
18.00

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)



WHEREAS, THOMAS W. BELL, JR. obtained title to the hereinafter described property by virtue of that certain deed recorded in Deed Book 139, Page 71, Probate Records of Shelby County, Alabama; and,

WHEREAS, the said THOMAS W. BELL, JR. a/k/a THOMAS WALKER BELL died on or about March 19, 2014; his Estate being probated as Case No. PR-2014-000433, in the Probate Court of Shelby County, Alabama.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT: That the undersigned, SPENCER COLLINS, in his capacity as Personal Representatives of the Estate THOMAS WALKER BELL a/k/a THOMAS W. BELL, JR., Pursuant to Probate Case No. PR-2014-000433 of the Probate Court of Shelby County, Alabama (the herein "Grantor") with address of 808 Acton Avenue, Homewood, Alabama 35209 for and in consideration of the sum of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to him/her by THE BROADWAY GROUP, LLC, an Alabama limited liability company, (the herein "Grantee") with a mailing address of 216 Westside Square, Huntsville, AL 35801, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said THE BROADWAY GROUP, LLC, an Alabama limited liability company, the following described real estate located as Lot 1, Broadway – Highway 25, Vincent, Shelby County, Alabama, lying and being in the County of SHELBY, State of Alabama, to-wit:

LOT 1, BROADWAY – HIGHWAY 25, A RESUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 139, PAGE 71, TOWN OF VINCENT, ALABAMA – SHELBY COUNTY, IN MAP BOOK 44, PAGE 107, PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

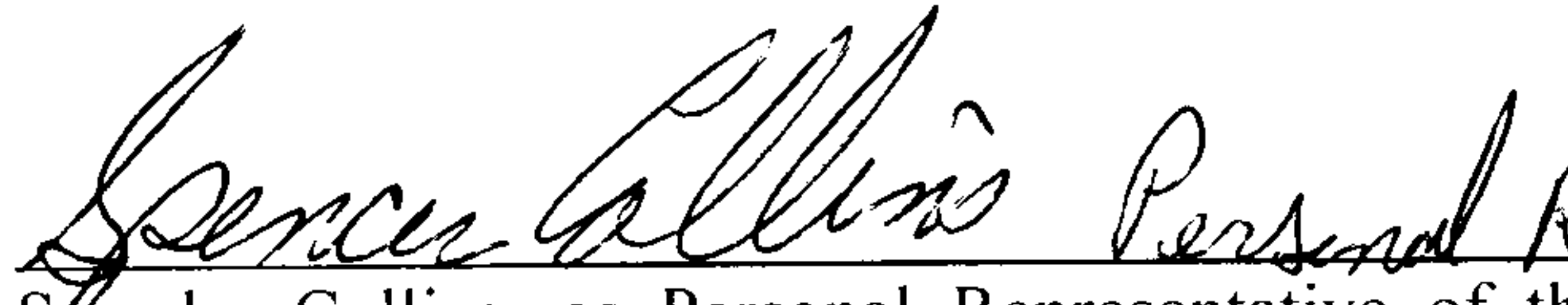
THE PROPERTY HEREIN CONVEYED COMPRISES NO PART OF THE HOMESTEAD OF THE UNDERSIGNED GRANTOR AND/OR SPOUSE.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said THE BROADWAY GROUP, LLC, an Alabama limited liability company, and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantor, for himself/herself, his/her heirs and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said THE BROADWAY GROUP, LLC, an Alabama limited liability company, its successors and assigns, from and against himself/herself, and all persons claiming or holding under him/her, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that he/she has a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2015, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the Closing Statement, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the Grantor does hereunto set his/her hand and seal on this the 20th day of February, 2015.


Spencer Collins, as Personal Representative of the Estate of
Thomas W. Bell, Jr. a/k/a Thomas Walker Bell, pursuant to
Probate Case No. PR-2014-000433

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, SPENCER COLLINS, whose name as Personal Representative of the Estate of Thomas W. Bell, Jr., a/k/a Thomas Walker Bell, pursuant to Probate Case No. PR-2014-000433, 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 Personal Representative, and with authority to do so, executed the same voluntarily on the day the same bears date for and as the act of said Estate.

Given under my hand and seal this the 20th day of February, 2015.



Notary Public:

My Commission Expires: 9/18/2017



20150311000074790 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/11/2015 10:28:27 AM FILED/CERT

The Broadway Group, LLC
216 Westside Square
Huntsville, AL 35801

This instrument was prepared by: BETHANY H. SNEED, Harrison, Gammons & Rawlinson, P.C., 2430 L & N Drive, Huntsville, AL 35801 THB1913 Vincent, AL

Real Estate Sales Validation Form

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

Grantor's Name:	Spencer Collins	Grantee's Name:	The Broadway Group LLC
Mailing Address:	808 Acton Avenue Homewood, AL 35209	Mailing Address:	216 Westside Square Huntsville, AL 35801
Property Address:	42860 Highway 25 Vincent, AL 35178	Date of Sale:	February 20, 2015
		Total Purchase Price:	\$60,000.00
		or	
		Actual Value:	
		or	
		Assessor's Market Value:	

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 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: 2-20-15

Print

Bethany H. Sneed

Unattested

(verified by)

Sign

Bethany H. Sneed
(Grantor/Grantee/Owner/Agent) circle one



20150311000074790 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/11/2015 10:28:27 AM FILED/CERT

Form RT - 1