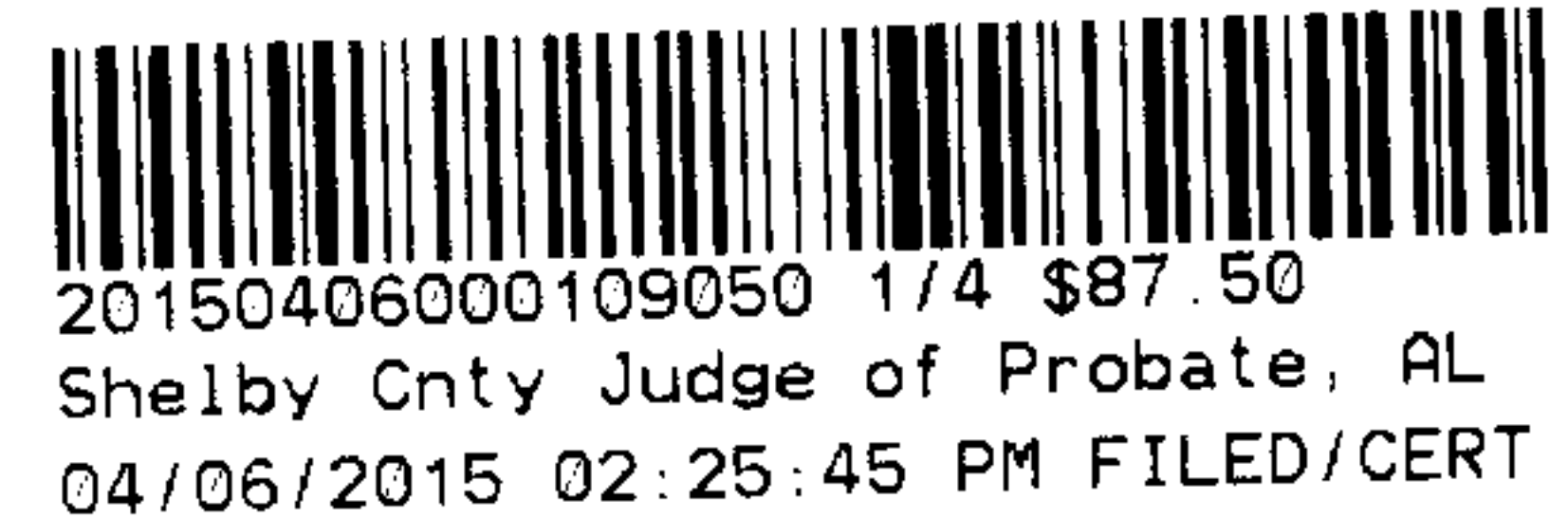


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Dorothy K. Holloway
7001 Lake Run Rd.
Birmingham, AL 35242

GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Sixty Four Thousand Five Hundred and 00/100 Dollars (\$64,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, TRACY LYNNE HALLMARK TODD, a married person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto DOROTHY K. HOLLOWAY, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

The subject property does not constitute the homestead of Grantor Tracy Lynne Hallmark Todd or her spouse.


Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$64.50

Dated this 26 day of March, 2015.

Tracy Lynne Hallmark Todd
TRACY ~~LYNNE~~ HALLMARK TODD
LYNNE


20150406000109050 2/4 \$87.50
Shelby Cnty Judge of Probate: AL
04/06/2015 02:25:45 PM FILED/CERT

STATE OF GEORGIA
JACKSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRACY LYNNE HALLMARK TODD 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 and official seal this the 26 day of March, 2015

NOTARY PUBLIC:
My Commission Expires:
4/6/16

Gwen D. Gary



Property Address:
22.22 Acres Dead Hollow Rd.
Harpersville, AL 35078

Grantee's Address:
7001 Lake Run Rd.
Birmingham, AL 35242

Grantor's Address:
663 Trotters Glen
Baldwin, GA 30511

EXHIBIT "A"



20150406000109050 3/4 \$87.50
Shelby Cnty Judge of Probate, AL
04/06/2015 02:25:45 PM FILED/CERT

FROM A 3" PIPE AT THE NE CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN THENCE WEST ALONG THE ACCEPTED NORTH BOUNDARY OF THE NE 1/4-NE 1/4 OF SAID SECTION 31 A DISTANCE OF 40.02 FEET TO A 1/2" REBAR ON THE WESTERLY BOUNDARY OF DEAD HOLLOW ROAD (40' ROW); THENCE TURN 89°54'26" LEFT AND RUN 571.00 FEET ALONG SAID ROAD BOUNDARY TO A 1/2" REBAR, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE AND ALONG SAID ROAD BOUNDARY A DISTANCE OF 638.96 FEET TO A 1/2" REBAR ON THE NORTHERLY BOUNDARY OF SEABOARD COASTLINE RAILROAD (100' ROW); THENCE TURN 57°11'49" RIGHT AND RUN 672.80 FEET ALONG SAID RAILROAD BOUNDARY TO A POINT; THENCE TURN 72°43'52" RIGHT AND RUN 941.99 FEET ALONG AN ACCEPTED PROPERTY LINE TO A 1.25" PIPE ON THE ACCEPTED WEST BOUNDARY OF AFOREMENTIONED NE 1/4-NE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SAID POINT BEING 358.14 FEET NORTH OF THE SW CORNER OF SAID NE 1/4-NE 1/4; THENCE TURN 49°50'00" RIGHT AND RUN 392.75 FEET TO A 1/2" REBAR THAT IS 575.02 FEET SOUTH OF A 1" CRIMPED PIPE ACCEPTED AS THE NW CORNER OF SAID NE 1/4- NE 1/4; THENCE TURN 89°58'02" RIGHT AND RUN 1289.53 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE EAST 1/2 - NE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Tracy Lynne Hallmark Todd
Mailing Address 663 Trotters Glen
Baldwin, GA 30511

Grantee's Name Dorothy K. Holloway
Mailing Address 7001 Lake Run Rd.
Birmingham, AL 35242

Property Address Dead Hollow Rd. (Acreage)
Harpersville, AL 35078

Date of Sale 3/31/15

Total Purchase Price \$ 64,500.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other



20150406000109050 4/4 \$87.50
Shelby Cnty Judge of Probate, AL
04/06/2015 02:25:45 PM FILED/CERT

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 3/31/15

Print John A. Gant

Sign

(Owner / Agent) circle one