


This instrument was prepared by:
Marvin E. Franklin
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20150605000187900 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
06/05/2015 04:15:34 PM FILED/CERT

STATE OF ALABAMA

)
GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That pursuant to the Order of the United States Bankruptcy Court for the Northern District of Alabama in case number: 13-00657 and adversary proceeding number: 14-00071, and other good and valuable consideration, this day in hand paid to the undersigned David Downard and Tammy Downard,* (the "GRANTORS") by Rosewood, Inc., an Alabama Corporation, (the "GRANTEE") herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit: *Husband and Wife

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to:

Ad valorem taxes. Existing covenants, restrictions, easements, building lines, limitations of record.

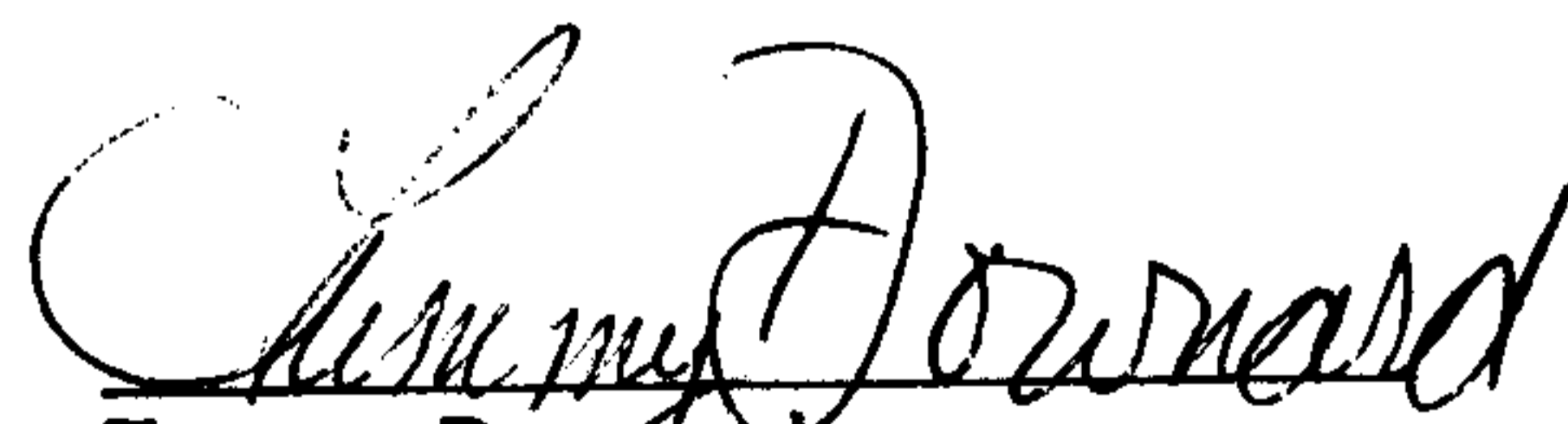
Preparer of this instrument makes no representation as to the status of the title of the Property herein conveyed.

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, in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 herein above 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand(s) and seal(s) this the 28th day of April, 2015.


David Downard


Tammy Downard

Shelby County, AL 06/05/2015
State of Alabama
Deed Tax: \$40.00



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that David Downard, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of April,
2015.

Catherine A. Melton
NOTARY PUBLIC
My commission expires: 9-11-18

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tammy Downard, 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 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 28th day of April,
2015.

Catherine A. Melton
NOTARY PUBLIC
My commission expires: 9-11-18

EXHIBIT A



20150605000187900 3/4 \$63.00
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Commence at the Northeast corner of Section 29, Township 19 South, Range 1 East; thence run South along the East line of said Section 29, a distance of 1512.92 feet; thence run an angle of 130 degrees 10 minutes 19 seconds to the right and run a distance of 518.84 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet to the Southeast right of way of Shelby County Highway No. 51; thence turn an angle of 83 degrees 16 minutes 41 seconds to the right and run along said highway right of way a distance of 210.00 feet; thence turn an angle of 96 degrees 43 minutes 19 seconds to the right and run a distance of 210.00 feet; thence turn an angle of 83 degrees 16 minutes 41 seconds to the right and run a distance of 210.00 feet to the point of beginning. Situated in NE 1/4 of the NE 1/4, Section 29, Township 19 South, Range 1 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 David Downard
Mailing Address Tammy Downard
274 Autumn Ridge Rd
Columbiana, AL 35051

Grantee's Name Rosewood, Inc.
Mailing Address 274 Autumn Ridge Road
Columbiana AL 35051

Property Address N/A

Date of Sale 4/28/15
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 39,700



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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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other TAX Appraisal

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 4/28/15

Print W Eric P. H

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1