


This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Nicolaus F. Von Baillou, Trustee  
Nicolaus Von Baillou Living Trust

  
20150817000285790 1/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
08/17/2015 02:49:11 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Twenty Thousand and 00/100 (\$220,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Autumn Lakes, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nicolaus F. Von Baillou, Trustee of the Nicolaus Von Baillou Living Trust**, (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:

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

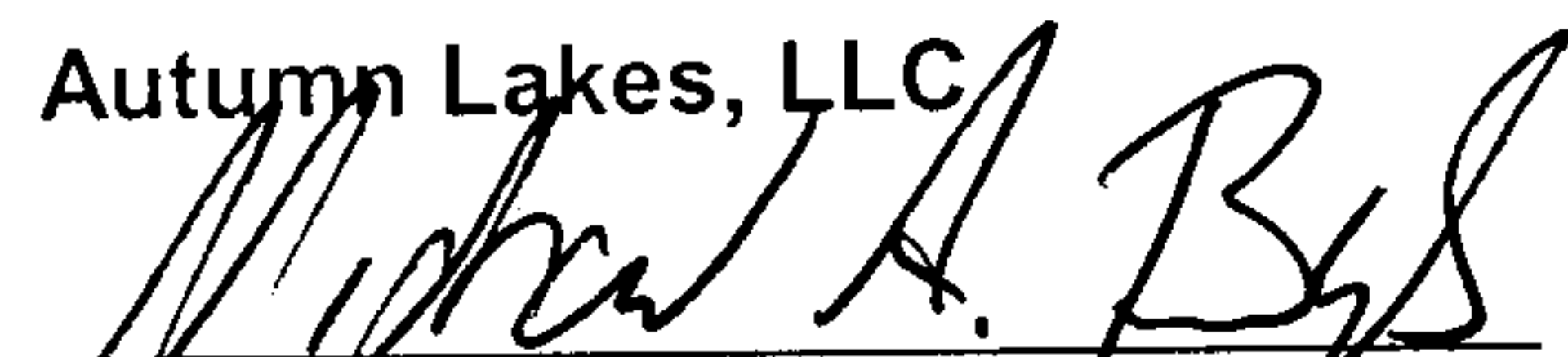
Subject To:  
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 is 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 successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR through its duly authorized member has hereunto set its hand and seal this the **11th** day of **August**, **2015**.

**Autumn Lakes, LLC**  
  
**Michael A. Butts, Sole Member**

Shelby County, AL 08/17/2015  
State of Alabama  
Deed Tax: \$220.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael A. Butts**, whose name as **Sole Member of Autumn Lakes, LLC, an Alabama limited liability company**, 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 member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **11th** day of **August**, **2015**.

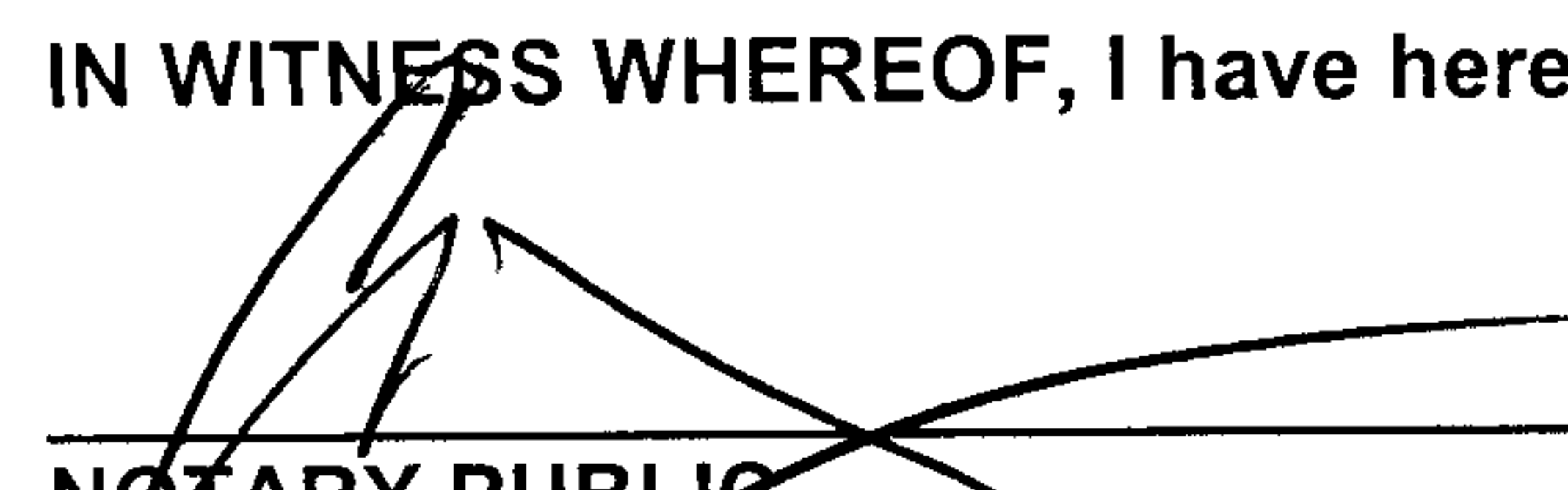

  
**NOTARY PUBLIC**  
My Commission Expires: **06/02/2019**  




EXHIBIT "A"

20150817000285790 2/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
08/17/2015 02:49:11 PM FILED/CERT

Commence at a 2" pipe in place accepted as the Northwest corner of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed east along the north boundary of section 10, a distance of 435.14 feet to a 1/2" rebar in place said point being the point of beginning; thence continue North 88 deg. 25 min. 18 sec. East along the north boundary of said section a distance of 826.93 feet to a 1/2" rebar in place; thence proceed South 13 deg. 25 min. 57 sec. West for a distance of 608.54 feet to a 1/2" rebar in place; thence proceed South 55 deg. 18 min. 24 min. East for a distance of 84.61 feet to a 1/2" rebar in place; thence proceed North 82 deg. 52 min. 03 sec. East for a distance of 241.91 feet; thence proceed South 30 deg. 45 min. 38 sec. West for a distance of 355.5 feet; thence proceed South 3 deg. 21 min. 26 sec. East for a distance of 177.22 feet to a 1/2" rebar in place; thence proceed South 58 deg. 23 min. 46 sec. East for a distance of 459.59 feet to a 1/2" rebar in place; thence proceed South 88 deg. 50 min. 42 sec. West for a distance of 530.84 feet to a 1/2" rebar in place; thence proceed North 41 deg. 39 min. 02 sec. West for a distance of 1099.45 feet to a 1/2" rebar in place; thence proceed North 5 deg. 02 min. 53 sec. East for a distance of 502.38 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to:

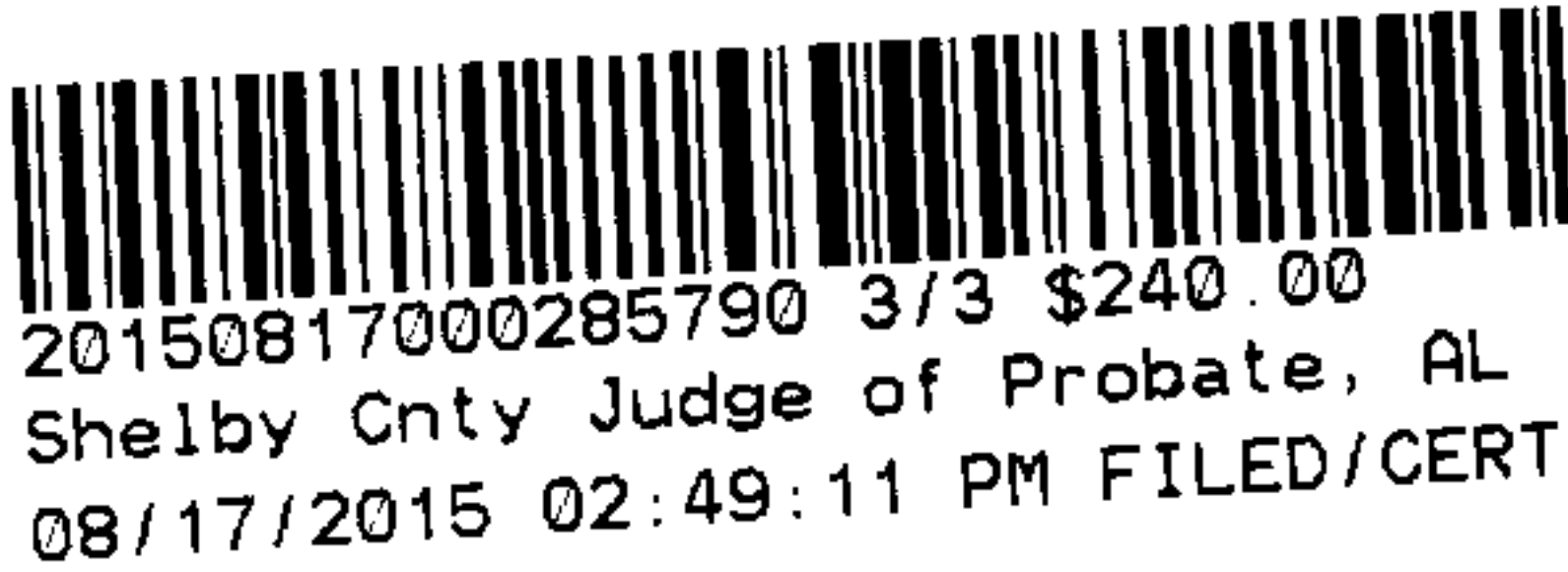
1. Taxes for the current year.
2. Easement(s) granted to Autumn Lakes, LLC as set out in Inst #2001-56321
3. Easement(s) granted to Autumn Lakes, LLC as set out in Inst # 2001-56325
4. Easement(s) granted to Autumn Lakes, LLC as set out in Inst # 20050726000374790
5. Restrictions, covenants and conditions as set out in 20020812000378520 and Inst# 2005062700031920.
6. Title to all minerals within the underlying the premises, together with all mining rights and other rights, privileges and immunities relation thereto, including rights set out in Inst # 1997-09552, Inst # 2000-04450, and Inst # 2001-27341 in the Probate Office.
7. Matters of Survey of James M. Ray, Reg. No. 18383, dated August 4, 2015, as follows:
  - a. Ingress Egress and Utility Easement along southerly boundary
  - b. Natural Gas Line Easement running through property.

MB

# Real Estate Sales Validation Form

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

Grantor's Name	Autumn Lakes, LLC	Grantee's Name	Nicolaus Von Baillou Living Trust 938 county Road 120 Randolph, AL 36792
Mailing Address	PO Box 101656 Irondale, AL 35210	Mailing Address	
Property Address	254 Autumn Ridge Drive Columbiana, AL 35051	Date of Sale	August 11, 2015
		Total Purchase Price	\$ 220,000.00
		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/ Assessor's Appraised Value  
☐ Sales Contract  
☒ 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: \_\_\_\_\_

\_\_\_\_\_  
Unattested

(verified by)

Print Michael A. Butts, Sole Member of Autumn Lakes, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one