


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20150825000295680 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/25/2015 11:25:47 AM FILED/CERT

WHEREAS, PRAYOOTH CHAIPRAKOB and DARANEE CHAIPRAKOB, husband and wife, obtained title to the hereinafter described property with joint rights of survivorship by virtue of that certain deed recorded in Deed Book 264, Page 935, Probate Records of Shelby County, Alabama; and,

WHEREAS, the said PRAYOOTH CHAIPRAKOB a/k/a PETER CHAIPRAKOB died on or about December 31, 2011 and left surviving him the said DARANEE CHAIPRAKOB; a copy of the death certificate of the said PRAYOOTH CHAIPRAKOB a/k/a PETER CHAIPRAKOB being attached hereto and made a part hereof by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: KNOW ALL MEN BY THESE PRESENT: That the undersigned, **DARANEE CHAIPRAKOB, a widow (the herein "Grantor")** with address of **1605 Roseland Drive, Birmingham, Alabama 35209** for and in consideration of the sum of **THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$325,000.00) 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 9534 Hwy 55, Harpersville, Alabama 35078, lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE NORTH 89 DEGREES 12 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 146.67 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 85.26 FEET TO A 5/8 INCH IRON PIN ALSO BEING LOCATED ON THE EAST RIGHT OF WAY MARGIN OF COUNTY ROAD 55; THENCE ALONG SAID EAST MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2101.37 FEET, AN ARC LENGTH OF 188.22 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 188.16 FEET TO A ½ INCH CAPPED IRON PIN (STAMPED CA541LS) LOCATED ON A RIGHT OF WAY FLANGE FOR COUNTY ROAD 55 AND US HIGHWAY 280; THENCE ALONG THE FLANGE NORTH 41 DEGREES 59 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 167.20 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT OF WAY MARGIN OF U.S. HIGHWAY 280; THENCE ALONG SAID SOUTH MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5831.47 FEET, AN ARC LENGTH OF 75.35 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 27 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 75.35 FEET TO A ½ INCH OPEN TOP PIPE; THENCE LEAVING SAID SOUTH MARGIN SOUTH 1 DEGREES 17 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 322.35 FEET TO THE POINT OF BEGINNING.


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 **MARSHALL SHELBY** County, Alabama.

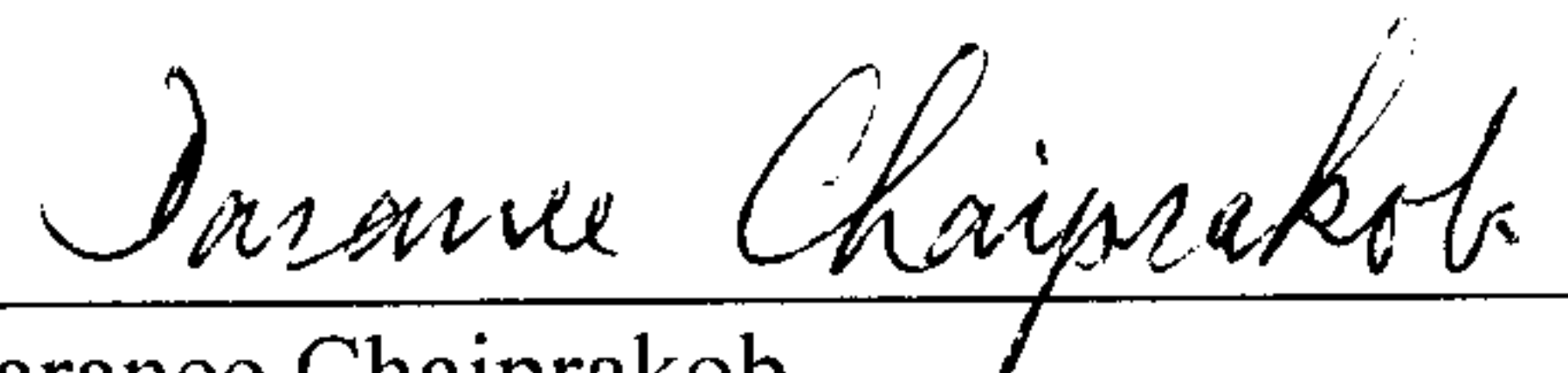
The purchase price or actual value claimed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement
_____ Appraisal
_____ Other _____


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The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed 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 13 day of August, 2015.

 (SEAL)
Daranee Chaiprakob

STATE OF ALABAMA)
COUNTY OF Jefferson;

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **DARANEE CHAIPRAKOB, a widow**, 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 this the 13 day of August, 2015.


Notary
My Commission Expires



This instrument was prepared by : BETHANY H. SNEED, Harrison, Gammons & Rawlinson, P.C.,
2430 L & N Drive, Huntsville, AL 35801 256-5337711

ALABAMA

Center for Health Statistics



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ALABAMA

CERTIFICATE OF DEATH

11-46935

State File Number 101

1. DECEASED—NAME First Middle Last (Type last name all capitals) Peter CHAIPRAKOB			2. DATE OF DEATH (Month, Day, Year) December 31, 2011		3. COUNTY OF DEATH Jefferson			
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE Birmingham 35226			5. INSIDE CITY LIMITS (Specify Yes or No) Yes		6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) 1414 Linda Vista Lane			
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA) No			8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc. No		9. RACE—(Specify American Indian, Black, White, etc.) Asian			
10. SEX Male								
11. AGE 72 YRS.		12. UNDER 1 YEAR MOS. DAYS HOURS MINS.		13. DATE OF BIRTH (Month, Day, Year) December 15, 1939		14. DECEASED'S SOCIAL SECURITY NUMBER [REDACTED]		
15. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) College (1-4 or 5+) 5+			16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) Married		17. SURVIVING SPOUSE (If wife, give maiden name) Darane Tansasituk		18. Was Decedent ever in Armed Forces (Specify Yes or No) No	
19. STATE OF BIRTH (If not in USA, name country) Thailand		20. RESIDENCE—STATE Alabama		21. COUNTY Jefferson		22. CITY, TOWN, OR LOCATION AND ZIP CODE Birmingham 35226		
23. INSIDE CITY LIMITS (Specify Yes or No) Yes		24. STREET AND NUMBER 1414 Linda Vista Lane		25. INFORMANT—Name and Address Darane T. Chaiprakob 1414 Linda Vista Lane Birmingham, AL 35226				
26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) Owner / Operator				27. KIND OF BUSINESS OR INDUSTRY Oriental Supermarket				
28. FATHER—NAME First Middle Last Unknown				29. MAIDEN NAME OF MOTHER—First Middle Last Unknown				
30. DISPOSITION OF BODY (Specify Burial, Cremation, Medical Donation, Hospital Disposal, Other) Burial		31. DATE OF DISPOSITION (Month, Day, Year) Jan. 3, 2012		32. CEMETERY OR CREMATORY—Name Elmwood Cemetery		33. LOCATION—(City or Town—State) Birmingham, AL		
34. FUNERAL HOME—Name and Address Ridout's Valley Chapel 1800 Oxmoor Road Homewood, AL 35209				35. FUNERAL DIRECTOR—Signature <i>[Signature]</i>		36. DATE SIGNED BY FUNERAL DIRECTOR Jan. 11, 2012		
37. Certifying Physician (Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated." Medical Examiner — Coroner "On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated." Signature: <i>[Signature]</i>						38. DATE SIGNED (Month, Day, Year) 1/06/12		
39. TIME AND DATE OF DEATH 4:00pm 12/31/11		40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only) December 31, 2011 4:00pm		41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 40) James Erey MD				
42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 40) 100 Medical Drive Suite 285 Birmingham, AL 35235						43. CERTIFIER LICENSE NUMBER 11871		
44. REGISTRAR—Signature <i>[Signature]</i>						45. DATE FILED (Month, Day, Year) Jan. 12, 2012		

MEDICAL CERTIFICATION

46. PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death) → Supranuclear palsy			APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH Years	
a. DUE TO (OR AS A CONSEQUENCE OF):				
b. DUE TO (OR AS A CONSEQUENCE OF):				
c. DUE TO (OR AS A CONSEQUENCE OF):				
47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. Aspiration pneumonia				
48. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) NATURAL			49. AUTOPSY (Specify Yes or No) NO	
50. HOW INJURY OCCURRED (Enter nature of injury in Item 46, Part I or Item 47, Part II)			51. If yes, were findings considered in determining cause of death? (Specify Yes or No)	
52. DATE OF INJURY (Month, Day, Year)			53. HOUR OF INJURY	
54. INJURY AT WORK (Specify Yes or No)			55. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)	
56. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)				

This is a legal record and must be filed within five (5) days after death.

JAN 18 2012

ADPH-HS 2/REV. 11-83

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2012-118-459-8

January 20, 2012

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics