
20150909000315320 1/5 \$896.00
Shelby Cnty Judge of Probate, AL
09/09/2015 01:25:09 PM FILED/CERT

Send Tax Notice to:
12 Star Signet, LLC
100 Our Lady Queen of Peace Drive
Sterrett, Alabama 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of **Eight Hundred Seventy Thousand and No/100 Dollars (\$870,000.00)**, the amount of which can be verified by the closing statement between the parties hereto, and other good and valuable consideration to the Grantors herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

TERESIA B. KENDRICK, an unmarried woman (as to a 1/3 undivided interest),
having a mailing address of **10415 Highway 55, Westover, Alabama 35147**,

and

**TERESIA B. KENDRICK, AS TRUSTEE OF THE TESTAMENTARY TRUST
CREATED UNDER THE WILL OF HAZEL M. KENDRICK, DECEASED,
SHELBY COUNTY, ALABAMA PROBATE CASE NO. PR-2011-000351**
(as to a 2/3 undivided interest),
having a mailing address of **10415 Highway 55, Westover, Alabama 35147**,

(herein referred to each singularly as a "Grantor" and collectively as "Grantors"), do by these presents
GRANT, BARGAIN, SELL AND CONVEY unto

12 STAR SIGNET, LLC, an Alabama limited liability company,
having a mailing address of **100 Our Lady Queen of Peace Drive, Sterrett, Alabama 35147**,

(herein referred to as "Grantee"), the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property"; the Property having a property address of **3600 Cedar Lane, Birmingham, Alabama 35242**; and being Shelby County Parcel No. **09 3 05 0 001 029.000**),
to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO FOR
LEGAL DESCRIPTION OF PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

Shelby County, AL 09/09/2015
State of Alabama
Deed Tax: \$870.00

This conveyance is made subject to the following:


1. Ad valorem taxes for the current and subsequent years not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

NOTE: The Property being conveyed is hereby is NOT the homestead of any Grantor.

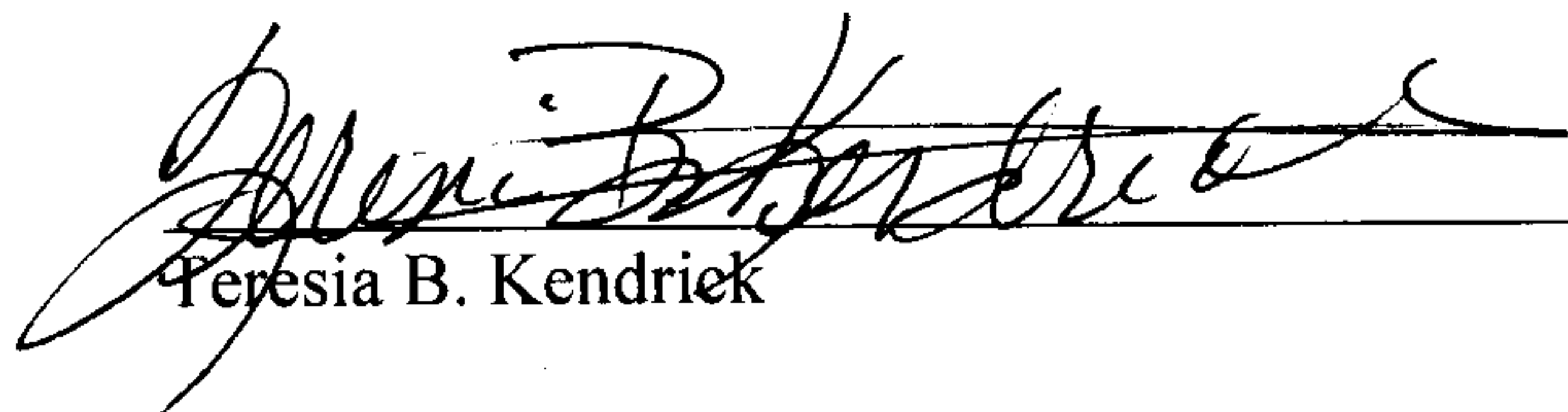
AND THE GRANTORS DO, for themselves, their heirs, successors and assigns, covenant and agree with the said Grantee, Grantee's successors and assigns, that the Grantors are lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except as noted above; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors, their respective heirs, successors and assigns, will warrant and defend the same to the said Grantee, Grantee's successors and assigns, forever, against the lawful claims of all persons.

**- Remainder of Page Intentionally Left Blank -
Signature Pages of Grantors Follow -**


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IN WITNESS WHEREOF, the said Grantors have here set their hands and seals this 8th day of September, 2015.

GRANTOR:

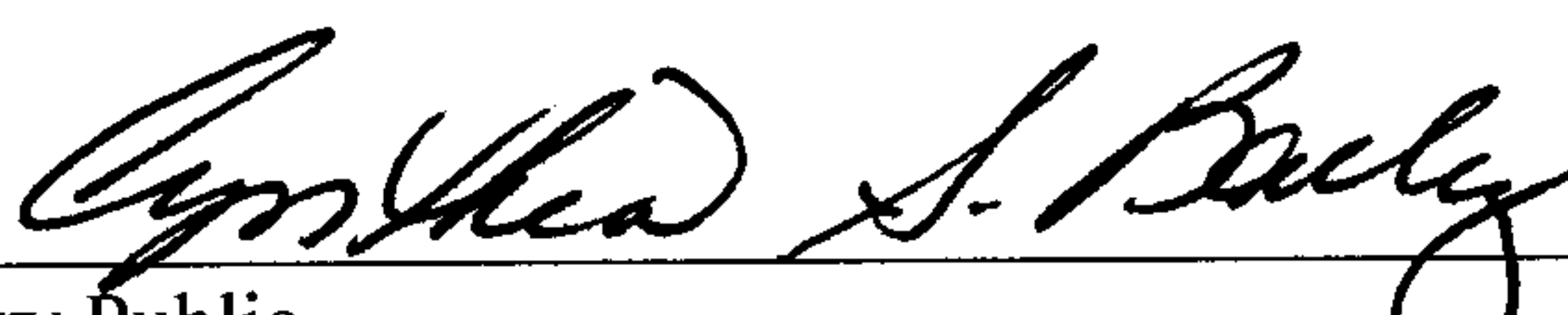

Teresia B. Kendrick

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresia B. Kendrick, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of September, 2015.

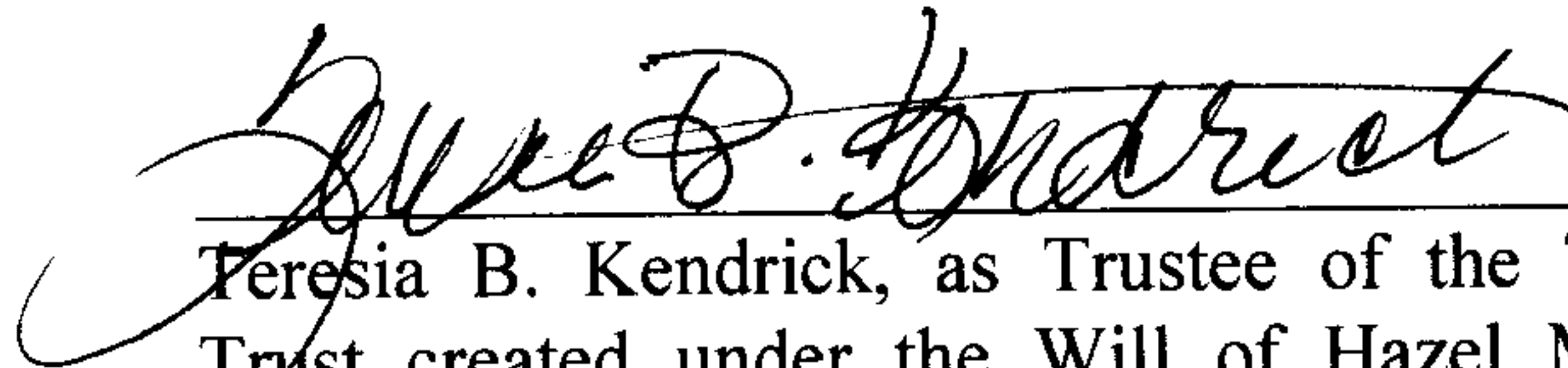
(SEAL)


Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 24, 2018

[Grantors' Signatures Continued on Next Page]


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GRANTOR:



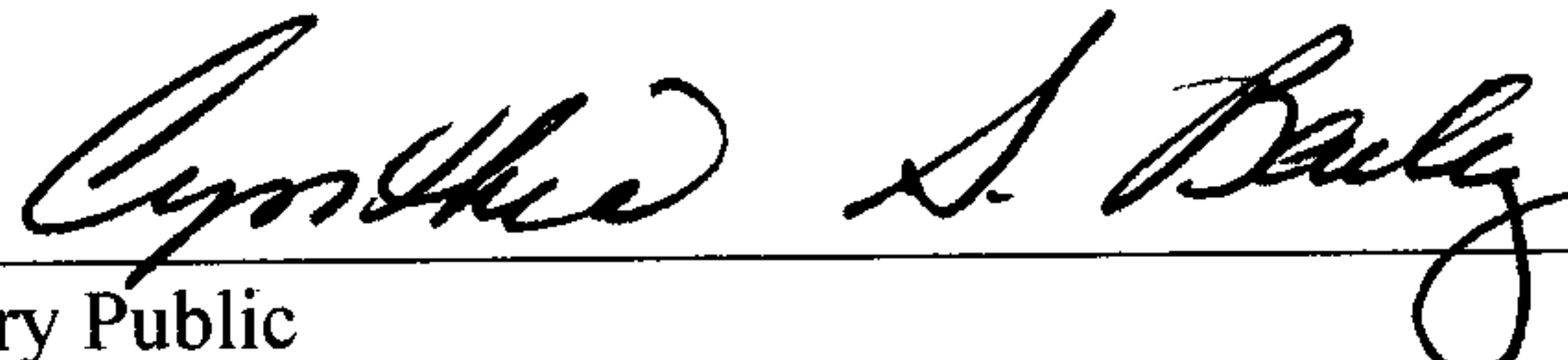
Teresia B. Kendrick, as Trustee of the Testamentary Trust created under the Will of Hazel M. Kendrick, Deceased, Shelby County, Alabama Probate Case No. PR-2011-000351

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresia B. Kendrick, whose name as Trustee of the Testamentary Trust created under the Will of Hazel M. Kendrick, Deceased, Shelby County, Alabama Probate Case No. PR-2011-000351, 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 said conveyance, she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this the 8th day of September, 2015.

(SEAL)



Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 24, 2016

This Instrument Prepared By:
Joseph T. Ritchey, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



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Exhibit "A"

Legal Description of Property

A tract of land situated in the Southeast 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 1 West; thence run South 00°25'08" East along the West line of said 1/4 - 1/4 line for 377.61 feet to the point of beginning of the tract of land herein described; thence run South 00°25'08" East along the West line of said 1/4 - 1/4 line for 272.45 feet to a point on the Northerly right-of-way of Cedar Lane; thence run North 88°55'12" East along the North line of said road right-of-way for 283.78 feet to a point on the West right-of-way line of U.S. Highway #280; thence run North 07°24'07" West along said road right-of-way for 275.79 feet; thence run South 88°32'08" West for 250.28 feet to the point of beginning.

As per survey dated September 4, 2015, of Jeff D. Arrington, PLS, Alabama Reg. No. 18664, of Arrington Engineering.

[Note: The above-described property is one and the same property as that conveyed to Hazel M. Hendrick by deed dated August 7, 2001, and filed for record on August 16, 2001, in Inst. #2001-34846 in the Probate Office of Shelby County, Alabama.]



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