

This instrument prepared by:  
Russell M. Cunningham, IV  
Cunningham Firm, LLC  
Landmark Center, Suite 600  
2100 First Avenue North  
Birmingham, AL 35203

Send tax notice to:  
Nicolas Brown, DMD Real Estate  
Holdings, LLC  
309 St. Charles Street  
Birmingham, AL 35209



20151012000356600 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
10/12/2015 02:45:31 PM FILED/CERT

STATE OF ALABAMA

)

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COUNTY OF SHELBY

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Shelby County, AL 10/12/2015  
State of Alabama  
Deed Tax: \$67.00

### **GENERAL WARRANTY DEED**

**Know all men by these presents**, that in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, Michael J. Meon, whose address is 2041 Valleydale Road, Pelham, Alabama 35124 (the "Grantor"), does hereby grant, bargain, sell and convey unto Nicolas Brown, DMD Real Estate Holdings, LLC, an Alabama limited liability company whose address is 309 St. Charles Street, Birmingham, Alabama 35209 (the "Grantee"), his entire right, title and interest in the following described real estate situated in Shelby County, Alabama:

**Commence at the Southwest corner of the S.E. ¼ of the S.W. ¼ of Section 30, Township 19 South, Range 2 West; thence North along the West line of said ¼ - ¼ section a distance of 320.85 feet to the point of beginning; thence continue North along the West line of said ¼ - ¼ section a distance of 260.85 feet to a point on the Southerly Right-of-way line of Valley Dale Road; thence 57 degrees 30 minutes to the right and Northeasterly and along said Right-of-way line a distance of 196.97 feet to a point; thence 122 degrees 29 minutes 28 seconds to the right and South a distance of 260.825 feet to a point; thence 57 degrees 30 minutes 32 seconds to the right and Southwesterly a distance of 197.015 feet to the West line of the S.E. ¼ of the S.W. ¼ of Section 30, Township 19 South, Range 2 West and the point of beginning.**

**Situated in Shelby County, Alabama.**

Subject to easements; encumbrances; restrictions; rights-of-way; covenants; encroachments; set-back lines; restrictions; ad valorem taxes for the current year; and agreements and all other matters of record that are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

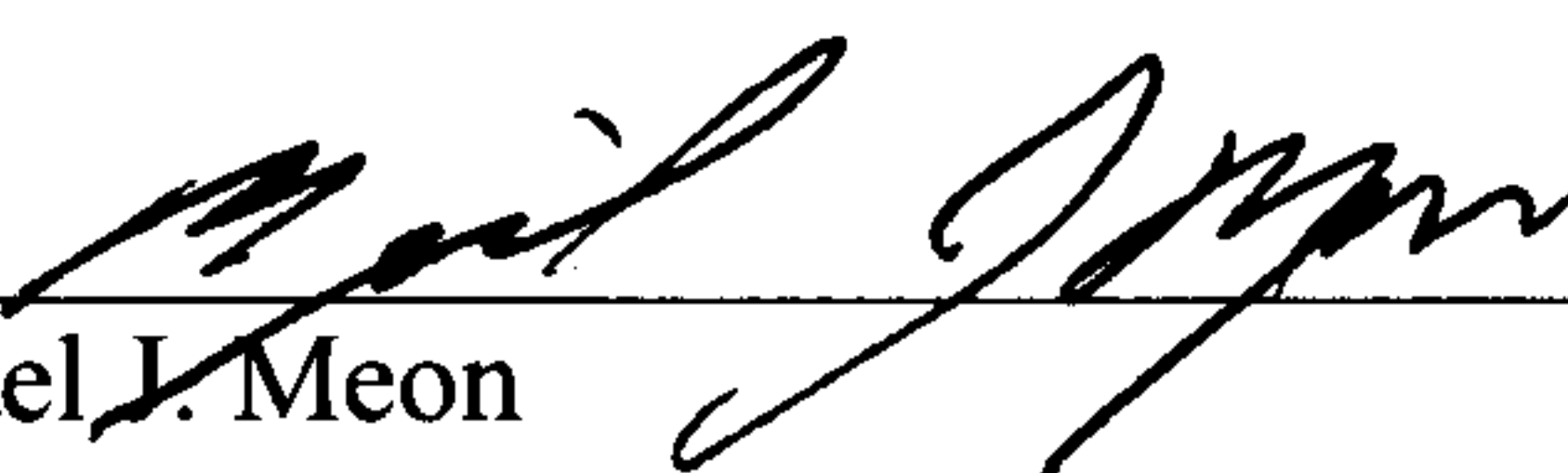
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and

convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Two Hundred Sixty-Eight Thousand and 00/100 Dollars (\$268,000.00) of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan made to GRANTEE and closed simultaneously with the delivery of this deed.

The above-described real property is located at: 2041 Valleydale Road, Pelham Alabama 35124. The value of this real estate is \$335,000.00. The value of this property is evidenced by a purchase agreement between GRANTEE and GRANTOR.

IN WITNESS WHEREOF, Michael J. Meon, who is authorized to execute this conveyance, has hereto set his signature, this the 9<sup>th</sup> day of October 2015.

  
\_\_\_\_\_  
Michael J. Meon

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**


STATE OF ALABAMA

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COUNTY OF JEFFERSON

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20151012000356600 2/2 \$84.00  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Meon, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of October 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

JACKIE COUCH  
Notary Public, Alabama State At Large  
My Commission Expires May 7, 2019

[NOTARIAL SEAL]