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DEEDS 1/3

THIS INSTRUMENT PREPARED BY
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Ross N. Cohen
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Southcrest Properties, LLC
One Riverchase Ridge
Birmingham, AL 35244

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 13 day of November, 2015, by BOBBY J. HARRIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KAREN D. HARRIS, DECEASED, SHELBY COUNTY PROBATE CASE #PR-2015-000454 (hereinafter referred to as the "Grantor"), to SOUTHCREST PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described as follows (the "Property"):

Commence at the SW comer of the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West and run East along the South line of said 1/4-1/4 Section 500 feet for point of beginning; thence continue in an Easterly direction along South line of said 1/4-1/4 section 330 feet; thence turn an angle of 91 degrees 12 minutes 15 seconds to the left in a Northerly direction parallel with the West line of said 1/4-1/4 section 400 feet; thence turn an angle of 88 degrees 47 minutes 30 seconds to the left in a Westerly direction parallel to the South line of said 1/4-1/4 Section 330 feet; thence turn an angle of 91 degrees 12 minutes 15 seconds to the left in a Southerly direction parallel with the West line of said 1/4-1/4 section 400 feet more or less to the point of beginning.

Together with and subject to a non-exclusive easement for ingress and egress recorded in Instrument 1994-12765.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth to the follow:

1. Liens for all real estate taxes and assessments for the year 2015 and all subsequent years, which are not yet due and payable.
2. All easements, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor, as Personal Representative of the Estate of Karen D. Harris, deceased, does for himself, his heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that Grantor, and himself, his heirs, executors, administrators and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
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Bobby J. Harris, as Personal Representative of the Estate of Karen D.Harris, deceased, Shelby County Probate Case #PR-2015-000454 One Riverchase Ridge Birmingham, AL 35244	Southcrest Properties, LLC One Riverchase Ridge Birmingham, AL 35244
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Property Address: 3489 Blankenship Road

Assessor's Market Value: \$381,140.00

The Assessor's Market Value of the Property can be verified by the Tax Assessor.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

Bobby J. Harris

BOBBY J. HARRIS, as Personal Representative the Estate of Karen D. Harris, deceased, Shelby County Probate Case #PR-2015-000454

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBY J. HARRIS, as Personal Representative of the Estate of Karen D. Harris, deceased, Shelby County Probate Case #PR-2015-000454, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

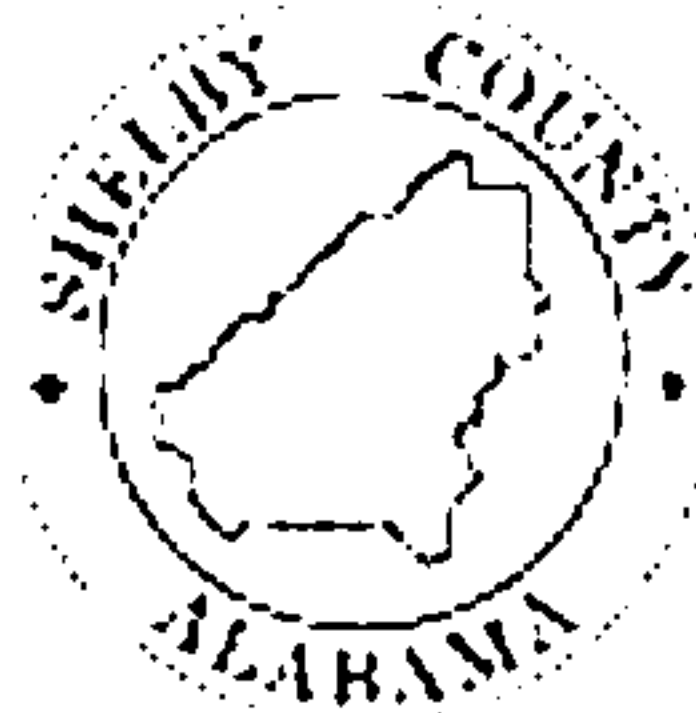
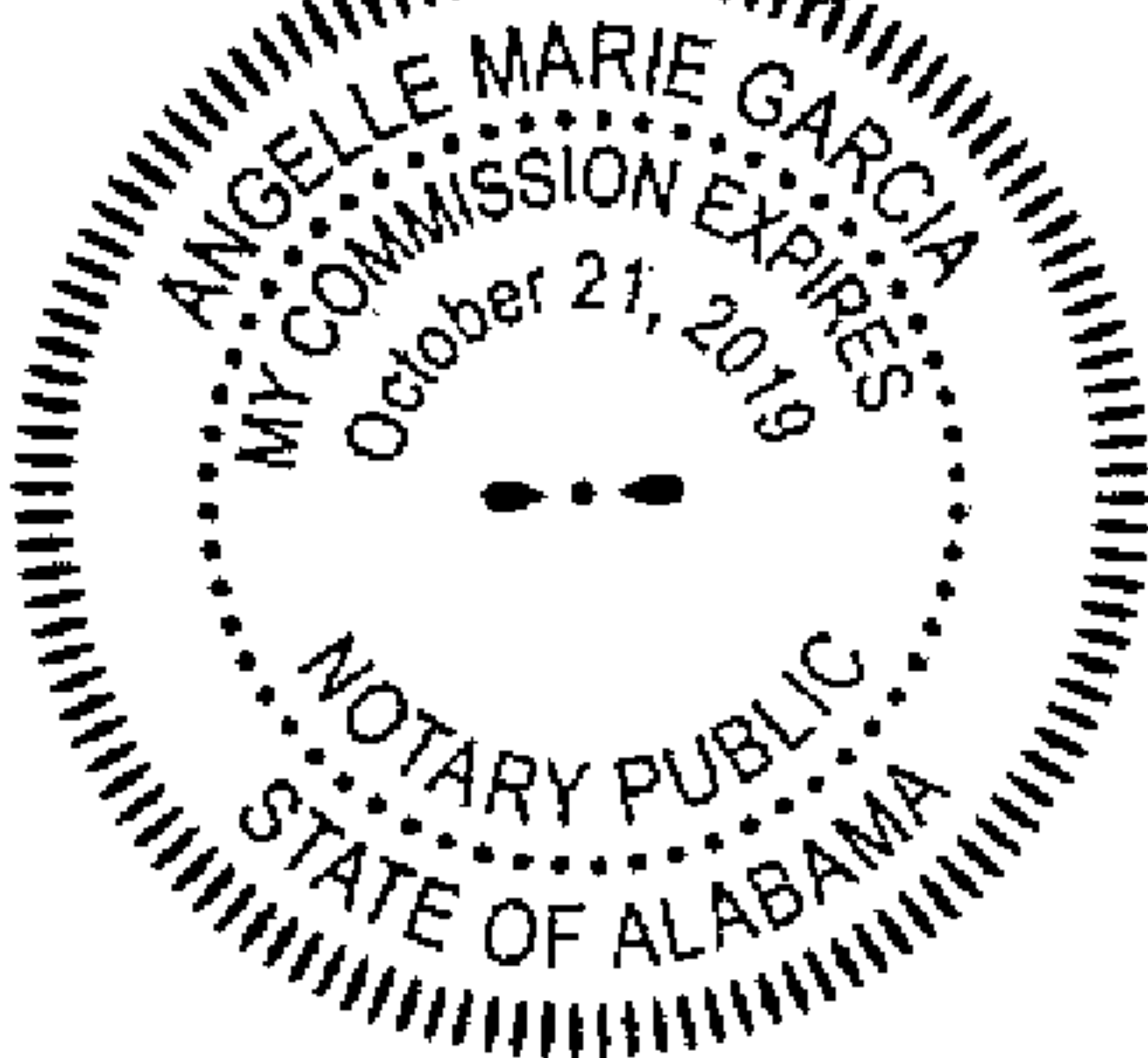
Given under my hand and seal this the 13th day of NOV., 2015.

[Signature]

Notary Public

My Commission Expires: 10-21-19

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/20/2015 01:06:02 PM
\$401.50 DEBBIE
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[Signature]