
20151223000437640 1/5 \$795.50
Shelby Cnty Judge of Probate, AL
12/23/2015 01:13:38 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

SEND TAX BILL TO:

Hilltopper, LLC
c/o Kellie McIntyre
5136 Club Ridge Dr. West
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seven Hundred Sixty Nine Thousand Three Hundred and No/100 Dollars (\$769,300.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILKINS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor") hereby grants, bargains, sells and conveys unto **HILLTOPPER, LLC**, an Alabama limited liability company ("Grantee") that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. The land described on Exhibit "A" together with all of the tenements, hereditaments, improvements, buildings, fixtures, facilities, appurtenances, rights, easements and rights-of-way incident thereto, including without limitation all rights, title and interest of Seller in and to any and all roads, streets, alleys and ways bounding such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference.

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

And Grantor does, for itself, its successors and assigns, represent and warrant and covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances other than the Permitted Encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor hereto sets its signature and seal this the 18 day of December, 2015.

GRANTOR:

WILKINS PROPERTIES, LLC,
an Alabama limited liability company

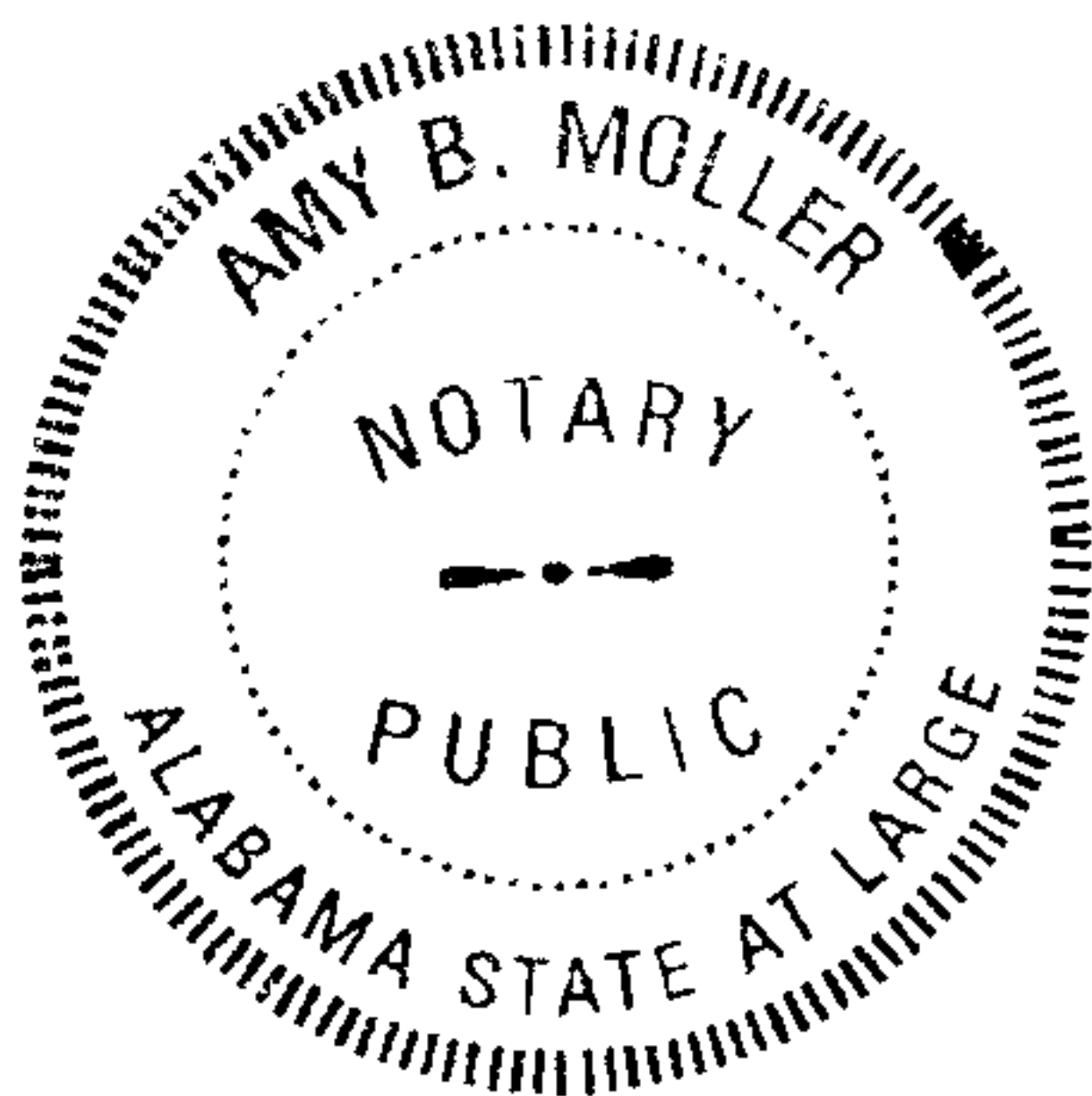
By: *Vicki Wilkins*
Vicki Wilkins
Its: Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Vicki Wilkins, whose name as Member of WILKINS PROPERTIES, 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 thereof, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 18 day of December, 2015.



Amy B. Moller
Notary Public
My Commission Expires: 12/12/19

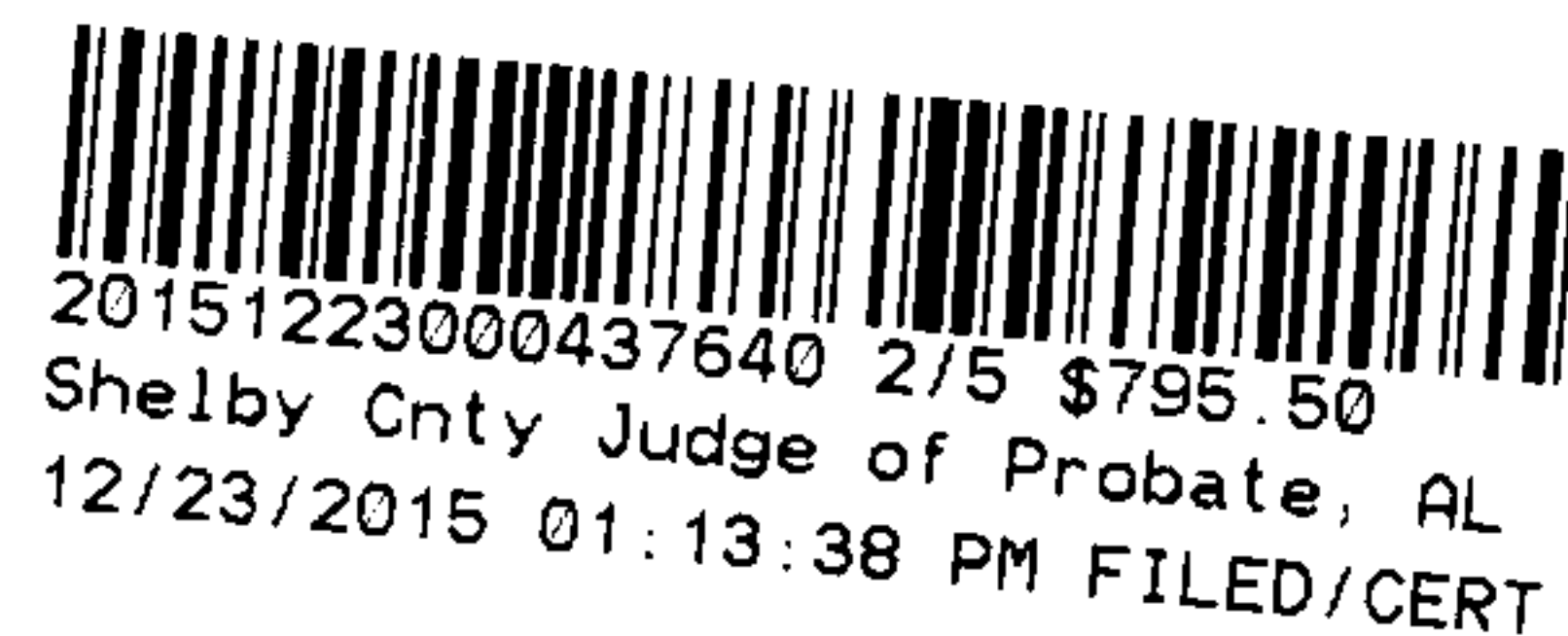


EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land known as Helena Square, in the NE 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of NW 1/4 of said Section 21, Township 20 South, Range 3 West in Shelby County, Alabama; thence Southerly and along the West line of said 1/4 -1/4 section a distance of 668.94 feet, more or less, to the most Northwesterly corner of Lot 18 according to the map of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, page 39, in the Probate Office of Shelby County, Alabama; thence turn an angle of 134°47'44" left and run in a Northeasterly distance 274.47 feet to the most Northerly corner of Lot 17 of said subdivision and the point of beginning of the tract of land herein described; thence turn an angle of 107°57'02" right and run Southeasterly along the Easterly line of said Lot 17 a distance of 95.67 feet to the point of curve having a central angle of 07°04'15" and a radius of 2286.99 feet curving to the left and run in a Southeasterly to Easterly direction along the arc of said curve 282.24 feet; thence 115°04'51" left from the tangent to said curve run in a Northeasterly direction 223.19 feet to the Westerly right of way line of Shelby County Highway 52; thence turn an angle of 62°19'15" left to the tangent of a curve having a central angle of 4°28'22" and a radius of 2086.99 feet and running in a Northwesterly to Northerly direction along the arc of said curve 162.92 feet to the end of said curve; thence continue in a Northwesterly direction along said right of way line for 160.46 feet; thence 107°57'02" left run in a Southwesterly direction 210.24 feet to the point of beginning.

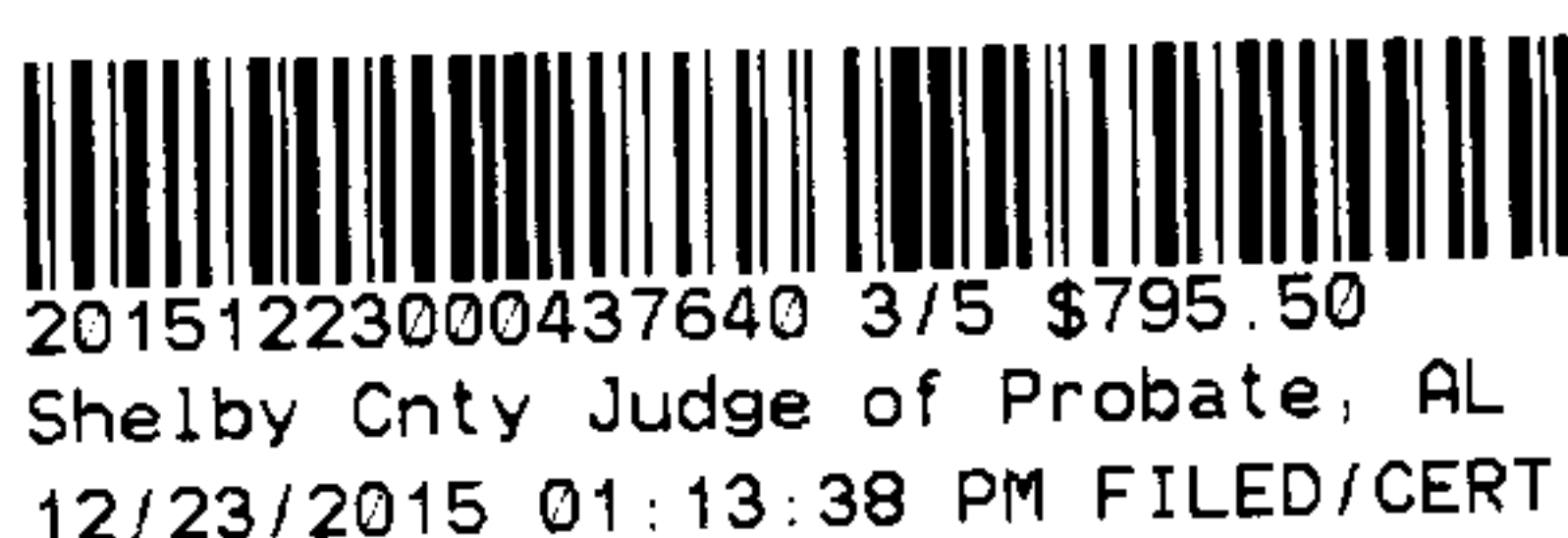



EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. All taxes for the year 2016 and subsequent years, not yet due and payable; and
2. Coal, oil, gas and mineral and mining rights not owned by Grantor.


20151223000437640 4/5 \$795.50
Shelby Cnty Judge of Probate, AL
12/23/2015 01:13:38 PM FILED/CERT


Real Estate Sales Validation Form

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

Grantor's Name	<u>Wilkins Properties, LLC</u>	Grantee's Name	<u>Hilltopper, LLC</u>
Mailing Address	<u>c/o Leitman, Siegal & Payne</u> <u>420 North 20th Street, Suite</u> <u>2000</u> <u>Birmingham, Al. 35203</u>	Mailing Address	<u>5136 Club Ridge Drive West</u> <u>Birmingham, Al. 35242</u>
Property Address	<u>POB 621, Hwy. 52</u> <u>Helena, Al. 35080</u>	Date of Sale	<u>December 18, 2015</u>
		Total Purchase Price	<u>\$769,300.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other _____


20151223000437640 5/5 \$795.50
Shelby Cnty Judge of Probate, AL
12/23/2015 01:13:38 PM FILED/CERT

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).

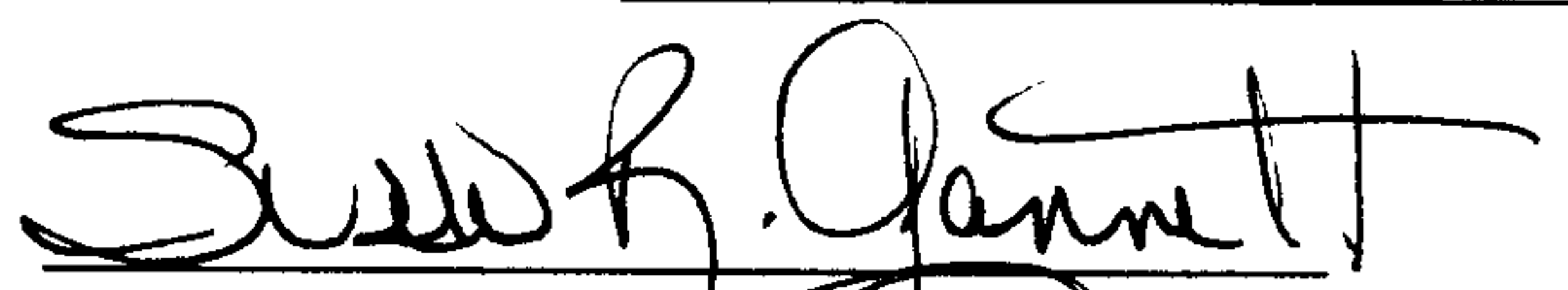
Date _____, 2015

Print: Susan R. Gannett

Unattested

(verified by)

Sign:


Grantor/Grantee/Owner/Agent (circle one)