

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Morrow Properties, LLC
PO Box 380008
Birmingham, Al 35238

GENERAL WARRANTY DEED

20160121000021770
01/21/2016 02:44:41 PM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Deanna Goins, Successor Personal Representative of the Estate of Ruby Marks, deceased, Shelby County, Alabama Probate Case No. PR-2014-000262, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Morrow Properties, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 21, 2016.

Estate of Ruby Marks, deceased

BY: Deanna Goins
Deanna Goins, Successor Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deanna Goins, whose name is signed to the foregoing conveyance as Successor Personal Representative of the Estate of Ruby Marks, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on the 21st day of January, 2016.

Sandy F. Johnson
Notary Public
My commission expires:

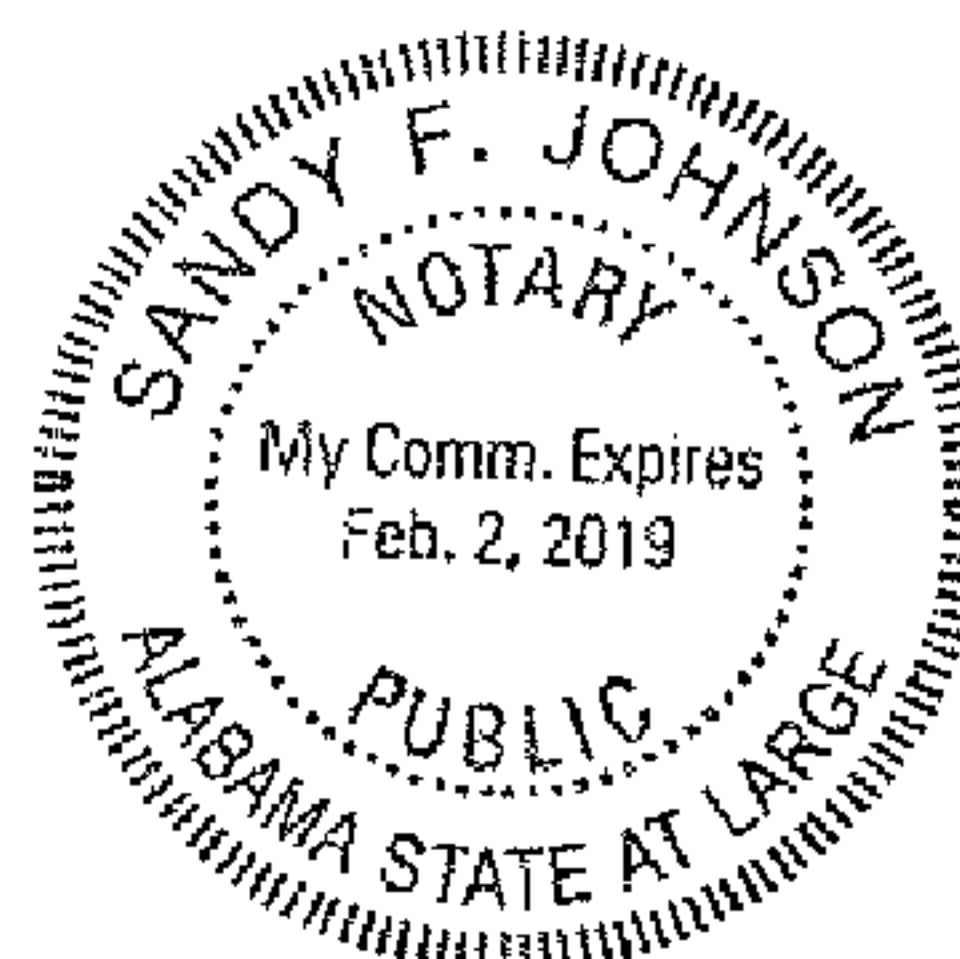


EXHIBIT "A"

The NE 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 34 and the S 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, described as follows:

Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 34, go South 00 degrees 08 minutes 17 seconds West along the East boundary of said 1/4-1/4 Section for 1323.90 feet to the SE corner of said 1/4-1/4 Section; thence North 89 degrees 13 minutes 28 seconds West along the South boundary of said 1/4-1/4 Section for 1322.45 feet to the SE corner of the SE 1/4 of NW 1/4 of the NE 1/4 of Section 34; thence continue North 89 degrees 13 minutes 28 seconds West along the South boundary of said SE 1/4 of the NW 1/4 of the NE 1/4 of Section 34 for 661.22 feet to the SW corner of said 1/4-1/4-1/4 Section; thence North 00 degrees 15 minutes 02 seconds East along the West boundary of said 1/4-1/4-1/4 Section for 660.15 feet to the NW corner of said 1/4-1/4-1/4 Section; thence South 89 degrees 49 minutes 49 seconds East along the North boundary of said 1/4-1/4-1/4 Section for 659.13 feet to the West boundary of the NE 1/4 of the NE 1/4 of Section 34; thence North 00 degrees 04 minutes 23 seconds East along said West boundary for 667.14 feet to an existing iron pin and the SW corner of the S 1/2 of the S 1/2 of the SE 1/4 of the SE 1/4 of Section 27; thence North 00 degrees 10 minutes 55 seconds East along the West boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section for 327.31 feet to the NW corner of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section; thence South 88 degrees 55 minutes 11 seconds East along the North boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section for 1324.86 feet to the NE corner of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section; thence South 00 degrees 19 minutes 07 seconds West along the East boundary of said S 1/2 of S 1/2 of SE 1/4 of SE 1/4 Section for 330.61 feet to the point of beginning.

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Estate of Ruby Marks, deceased	Grantee's Name	Morrow Properties, LLC
Mailing Address	2828 Mimosa Rd Leeds, AL 35094	Mailing Address	PO Box 380008 Birmingham, AL 35238
Property Address	2828 Mimosa Rd Leeds, AL 35094	Date of Sale	January 21, 2016
		Total Purchase Price	\$290,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - Estate of Ruby Marks, deceased, 2828 Mimosa Rd, Leeds, AL 35094.

Grantee's name and mailing address - Morrow Properties, LLC, PO Box 380008, Birmingham, AL 35238.

Property address - 2828 Mimosa Rd, Leeds, AL 35094

Date of Sale - January 21, 2016.

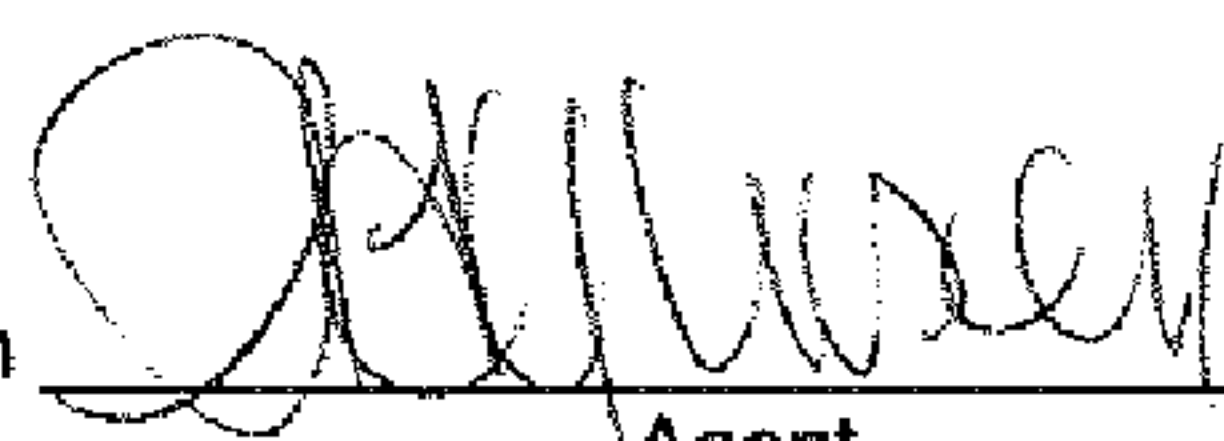
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: January 21, 2016

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/21/2016 02:44:41 PM
 \$310.00 DEBBIE
 20160121000021770

