

**This document prepared by
and upon recording return to:**

Michael M. Partain, Esq.
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street North, Suite 501
Birmingham, Alabama 35203

Mail Tax Notice to:

B Q Properties, LLC
2501 17th Street
Tuscaloosa, Alabama 35401
Attn.: Phillip Smitherman

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160317000085520 1/5 \$61.00
Shelby Cnty Judge of Probate, AL
03/17/2016 08:36:28 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. THAT, **MICHELLE LOWERY** (also known as Michelle Lowery Smitherman), a married adult person ("Grantor"), for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) cash in hand paid by **B Q PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does by these presents, grant, bargain, sell, and convey unto Grantee the real property situated in Shelby County, Alabama, together with all improvements situated thereon, as more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

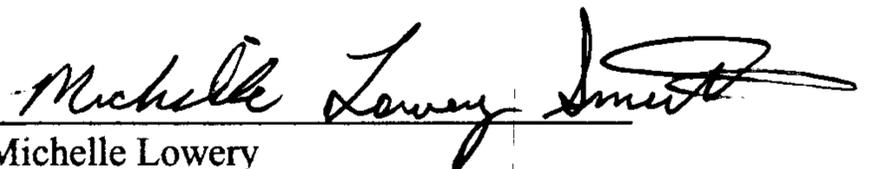
The Property does not constitute the homestead of Grantor or her spouse.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, in fee simple, forever.

The Grantor hereby covenants and agrees with the Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims of all persons, except for the Permitted Encumbrances set forth in **EXHIBIT B** attached hereto and made a part hereof, against which Grantor shall not defend.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on this the 23 day of November, 2015.

Grantor:


Michelle Lowery
(also known as Michelle Lowery Smitherman)

Shelby County, AL 03/17/2016
State of Alabama
Deed Tax: \$35.00

STATE OF ALABAMA)

COUNTY OF Tuscaloosa)


20160317000085520 2/5 \$61.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said State and County, does hereby certify that Michelle Lowery (also known as Michelle Lowery Smitherman), an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of November, 2015.

Virki S. Latta

{NOTORIAL SEAL}

Notary Public

My commission expires 10-16-2019

EXHIBIT A

Legal Description of the Property

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160317000085520 3/5 \$61.00
Shelby Cnty Judge of Probate, AL
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Lot 20-A. according to a Resurvey of Lot 20, Block 2, Town of Adam Brown, Phase 2, as recorded in Map Book 16, Page 40, in the Probate Office of Shelby County, Alabama.

EXHIBIT B


20160317000085520 4/5 \$61.00
Shelby Cnty Judge of Probate, AL
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Permitted Encumbrances

1. Taxes due in the current tax year, a lien, but not yet payable, until October 1, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. All matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.
5. Zoning and subdivision regulations.
6. Restrictions regarding Alabama Power Company recorded in Miscellaneous Volume 37, Page 482, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Miscellaneous Volume 37, Page 483, in said Probate Office.
8. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 329, Page 308, in said Probate Office.
9. Mineral and mining rights incident thereto recorded in Real Volume 57, Page 40, in said Probate Office.
10. Subdivision restrictions recorded in Miscellaneous Volume 17, Page 865, in said Probate Office.
11. Amendments to subdivision restrictions recorded in Instrument No. 20110124000024030 in said Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Michelle Lowery Smitherman
Mailing Address 3043 OLD Stone Drive
Birmingham, Al 35242

Grantee's Name B Q Properties, LLC
Mailing Address 2501 17th Street
Tuscaloosa, Al 35401
Attn: Phillip Smitherman

Property Address See Exhibit A of Deed attached hereto

Date of Sale

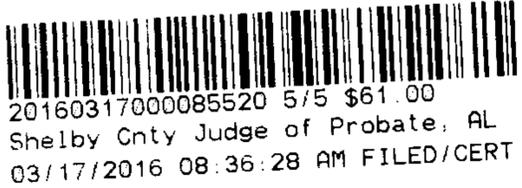
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 35,000



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 Shelby County Tax Assessor

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

Print Michelle Lowery Smitherman

Unattested

Sign Michelle Lowery Smitherman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1