

20160331000104060  
03/31/2016 12:46:22 PM  
DEEDS 1/3

STATE OF ALABAMA )  
: )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

Send Tax Bills To:  
Pitt Real Estate Holdings, LLC  
c/o Hollen E. Crim  
2653 Paden Place  
Vestavia, AL 35226

This Instrument Prepared by:  
Guy V. Martin, Jr., Esq.  
Martin, Rawson, & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, THOMAS LEWIS, Personal Representative of the ESTATE OF CHARLES RICHARD BYRD, JR., deceased, Shelby County Probate Case Number PR-2013-000369 ("Grantor"), has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto PITT REAL ESTATE HOLDINGS, LLC, an Alabama limited liability company, its successors and assigns ("Grantee"), all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto, and all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance and the warranties herein contained are expressly made subject to those matters of title set forth in the title binder accepted by Grantee at closing.

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

*Grantors' name and mailing address:  
Estate of Charles Richard Byrd, Jr.  
c/o Thomas Lewis, Personal Representative  
137 Elyton Drive  
Birmingham, AL 35242*

*Grantees' name and mailing address:*  
*Pitt Real Estate Holdings, LLC*  
*c/o Hollen E. Crim*  
*2653 Paden Place*  
*Vestavia, AL 35226*

*Property Address:* 2070 Valleydale Terrace  
Pelham, AL 35124

*Purchase Price:* \$375,000.00

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns. And Grantor does for itself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, by and through Thomas Lewis, Personal Representative of the Estate of Charles Richard Byrd, Jr., deceased, this 31<sup>st</sup> day of January, 2016.

**"GRANTOR:"**

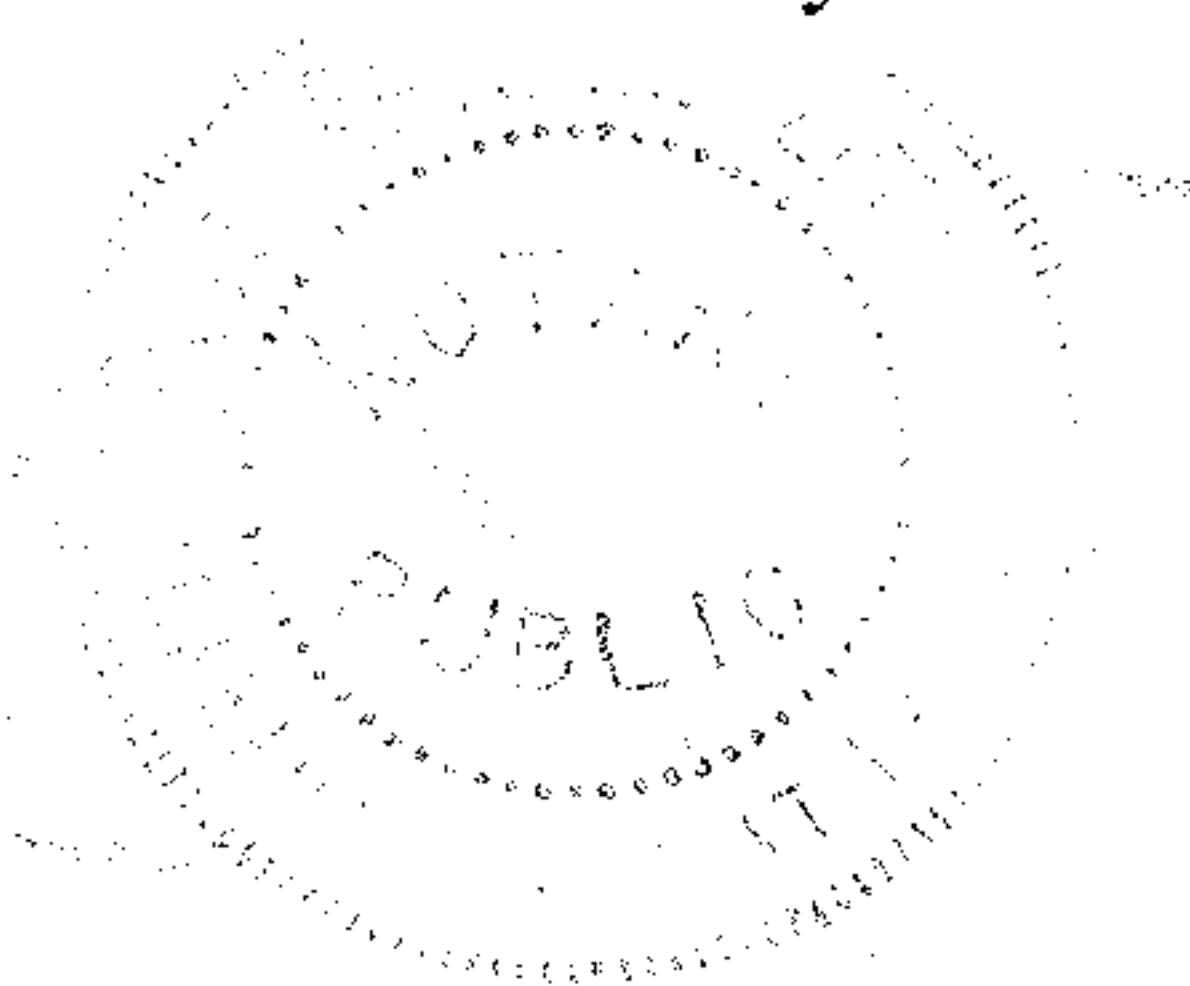
ESTATE OF CHARLES RICHARD BYRD, JR.,  
Deceased, Shelby County Probate Case #PR-2013-  
000369

By: *Thomas Lewis* [SEAL]  
Thomas Lewis  
Personal Representative

STATE OF ALABAMA )  
;  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Lewis, whose name as Personal Representative of the Estate of Charles Richard Byrd, Jr., deceased, Shelby County Probate Case #PR-2013-000369, 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, he, in his capacity as said Personal Representative of said Estate, and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 30 day of March, 2016.

Notary Public  
My Commission Expires: 5/6/16



**EXHIBIT "A"**

A PARCEL OF LAND BEING A PART OF LOT 14-B OF RIVERCHASE TRADE CENTER - FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT THE SOUTHWEST CORNER OF LOT 14-B OF RIVERCHASE TRADE CENTER - FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN 207.00 FEET ALONG THE WESTERLY LOT LINE OF LOT 14-B TO THE NORTHERNMOST CORNER OF LOT 14-B; THENCE AN INTERIOR ANGLE LEFT OF 80 DEGREES 01' 59" ALONG THE NORTHERLY LOT LINE OF LOT 14-B A DISTANCE OF 271.26 FEET TO THE NORTHEAST CORNER OF LOT 14-B; THENCE AN INTERIOR ANGLE LEFT OF 135 DEGREES 35' 01" ALONG THE EASTERLY LOT LINE OF LOT 14-B A DISTANCE OF 54.10 FEET; THENCE RIGHT 109 DEGREES 47' 29" WESTERLY A DISTANCE OF 65.78 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 164 DEGREES 16' 36" A DISTANCE OF 63.84 FEET; THENCE AN INTERIOR ANGLE RIGHT OF 166 DEGREES 17' 45" A DISTANCE OF 139.26 FEET TO THE SOUTHERLY LOT LINE OF LOT 14-B; THENCE AN INTERIOR ANGLE LEFT NORTHWESTERLY OF 112 DEGREES 20' 24" A DISTANCE OF 89.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, LICENSE, AND RIGHT OF WAY UPON, UNDER, OVER, ACROSS, AND THROUGH PROPERTY KNOWN AS COMMON ACCESS AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14-B OF RIVERCHASE TRADE CENTER - FIRST ADDITION AS RECORDED IN MAP BOOK 15, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY 89.73 FEET ALONG THE SOUTHERLY LOT LINE OF LOT 14-B; THENCE AN INTERIOR ANGLE RIGHT OF 112 DEGREES 20' 24" NORTHEASTERLY 73.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SAME COURSE A DISTANCE OF 66.60 FEET; THENCE 74 DEGREES 44' 53" LEFT NORTHEASTERLY 32.21 FEET; THENCE RIGHT 90 DEGREES 00' 00" NORTHEASTERLY A DISTANCE OF 75.00 FEET; THENCE RIGHT 37 DEGREES 22' 46" EASTERLY DISTANCE 65.32 FEET TO THE EASTERLY LOT LINE OF LOT 14-B; THENCE RIGHT 46 DEGREES 27' 40" SOUTHEASTERLY A DISTANCE OF 20 FEET ALONG THE EASTERLY LOT LINE OF LOT 14-B; THENCE RIGHT 95 DEGREES 20' 02" SOUTHWESTERLY A DISTANCE OF 192.78 FEET; THENCE RIGHT 90 DEGREES 00' 00" NORTHWESTERLY A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/31/2016 12:46:22 PM  
\$395.00 CHERRY  
20160331000104060

A handwritten signature in black ink, which appears to be "J.W. Fuhrmeister", is placed to the right of the recorded information.