

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Root Ventures, LLC
PO Box 380391
Birmingham AL 35238

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Betty E. Bragg, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Root Ventures, L.L.C., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Legal Exhibit "A"

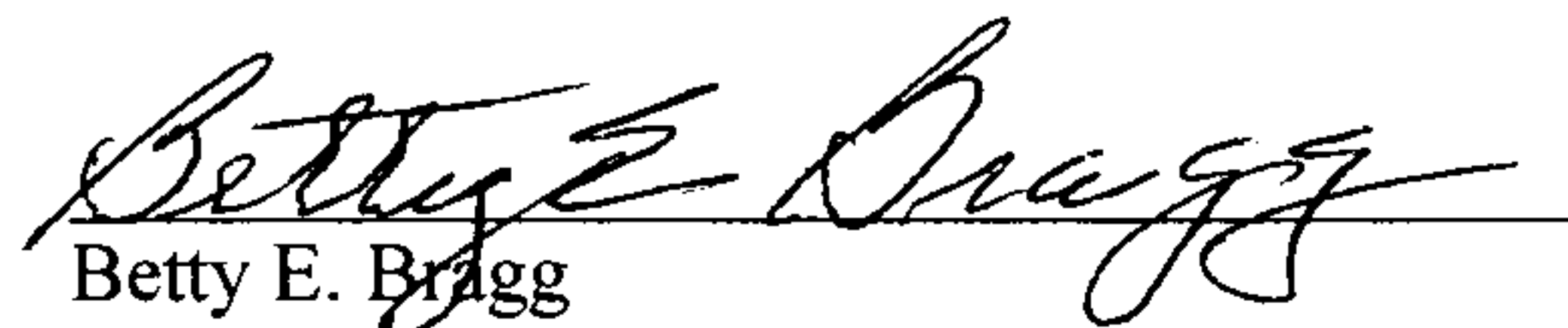
Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$120,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Betty E. Bragg is the surviving grantee of that certain Deed recorded in Deed Book 290, Page 9 in the Probate Office of Shelby County, Alabama. The other grantee, Billy W. Bragg, having died on or about February 3, 2010.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for herself and for her heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, successors and assigns 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, I hereunto set my hand and seal on this the 19th day of May, 2016.


Betty E. Bragg

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty E. Bragg, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of May, 2016.


20160603000191920 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/03/2016 01:54:19 PM FILED/CERT

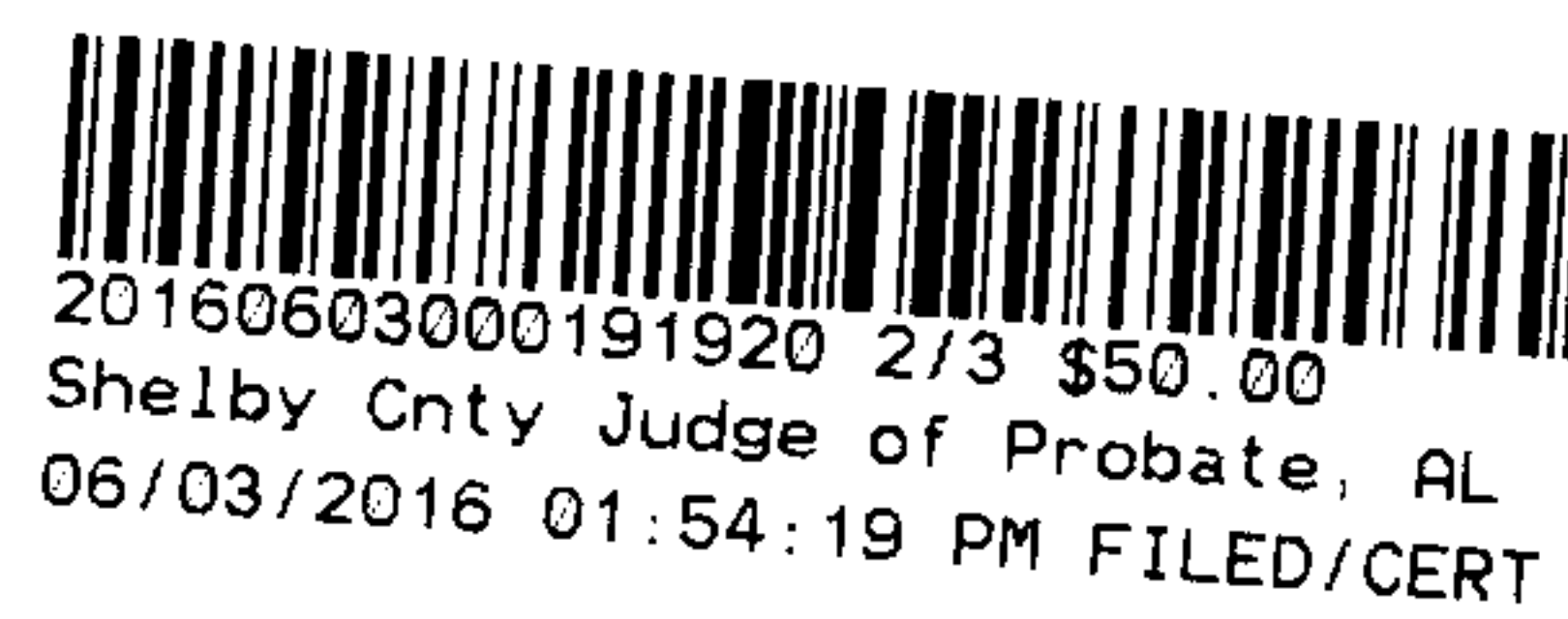

NOTARY PUBLIC

My Commission Expires 8-25-17

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$30.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said Quarter-Quarter Section a distance of 419.20 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 90.00 feet to a steel pin corner on the Northerly margin of Shelby County Highway No. 41; thence turn 39 degrees 35 minutes 52 seconds right and run Southwesterly along said margin of said Highway 319.53 feet to a Cam Shaft corner; thence turn 48 degrees 54 minutes 00 seconds right and run Westerly 52.50 feet to a steel pin corner; thence turn 79 degrees 18 minutes 31 seconds right and run North-Northwesterly 160.98 feet to a steel pin corner; thence turn 16 degrees 17 minutes 31 seconds left and run Northwesterly 181.88 feet to a steel pin corner; thence turn 118 degrees 10 minutes 54 seconds right and run Easterly 146.84 feet to a steel pin corner; thence turn 69 degrees 11 minutes 04 seconds left and run Northeasterly 28.14 feet to a steel pin corner; thence turn 71 degrees 10 minutes 48 seconds right and run Easterly 219.79 feet to the point of beginning.
According to survey of Joseph E. Conn, Jr., RLS #9049, dated May 17, 1996.



Real Estate Sales Validation Form

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

Grantor's Name Betty E. Brass
Mailing Address 117 Brass Drive
Birmingham, AL 35242

Grantee's Name Root Ventures, LLC
Mailing Address PO Box 380391
Birmingham, AL 35238

Property Address 1116 Dunnavant Valley Rd
Birmingham, AL 35242

Date of Sale May 19, 2016
Total Purchase Price \$ 150,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 5/19/16

Print Greg Harrelson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Form RT-



20160603000191920 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/03/2016 01:54:19 PM FILED/CERT