

\$ 5,000 consideration

THIS INSTRUMENT PREPARED BY:
ROBERT O. BURTON, ATTORNEY AT LAW
341 SOUTH CHESTNUT STREET
PRATTVILLE, ALABAMA 36067
PH: (334) 365-2686
FILE#2016-126

SEND TAX NOTICE TO:
ROLLING HILLS CONFERENCE CENTER, INC.
521 HIGHWAY 304
CALERA, AL 35040


20160729000267200 1/7 \$38.00
Shelby Cnty Judge of Probate, AL
07/29/2016 12:39:47 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars and other good and valuable consideration to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the GRANTOR(S):

MARTHA C MARLEY (WIDOW) 1182 FLORIDA ST GENEVA, AL 36340
1ST GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

2ND GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

3RD GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

4TH GRANTOR NAME & MARITAL STATUS GRANTOR'S FULL ADDRESS

do grant, bargain, sell and convey unto ROLLING HILLS CONFERENCE CENTER, INC., an Alabama NonProfit Corporation, its address is above (herein referred to as GRANTEE), any and all rights, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Condominium Unit No. 116 of Pine Hills, Phase I, a condominium, together with such unit's fractional share of 1/24th of the undivided common areas as shown by the Declaration of Condominium as recorded in Office Records Real Book 47, Page 405, of the Public Records of Shelby County, Alabama.

This conveyance is made subject to restrictions, reservations, rights of way, and easements appearing of record which affect said property.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

And the GRANTOR(S) and the heirs, executors, administrators, successors and assigns of the GRANTOR(S) covenant with the said GRANTEE, its successors and assigns, that GRANTOR(S) is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that GRANTOR(S) will and the heirs, executors, administrators, successors and assigns of the GRANTOR(S) shall warrant and defend the same to the GRANTEE, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 15 day of JULY, 2016.

MARTHA C. MARLEY
1ST GRANTOR

By ROBERT D. MARLEY POA

2ND GRANTOR

Shelby County, AL 07/29/2016
State of Alabama
Deed Tax: \$5.00

See "Exhibit A." which is attached hereto and incorporated herein by reference.

3RD GRANTOR

4TH GRANTOR

STATE OF Alabama

COUNTY OF Geneva

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Don Marley as P.O.A. for Martha C Marley

(PRINTED OR TYPED NAME OF GRANTOR(S), whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Grantor(s) executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 15 day of JULY, 2016.



Melanie Bryan
NOTARY PUBLIC
My Commission Expires: _____

Notary Public - Alabama State At Large
My Commission Expires
May 23, 2017
Bonded Thru Notary Public Underwriters



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"Exhibit A"

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, **Martha C. Marley**, a resident of Dale County, Alabama, have made, constituted and appointed, and by these presents, do make, constitute and appoint, **my son, Robert Donald Marley, whose Social Security Number is XXX-XX- [REDACTED]**, as my true and lawful attorney to act in, manage and conduct all my estate and all my affairs, and for that purpose for me and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly in interest with me therein in the doing or executing of all and any of the following acts, deeds, and things, that is to say, to-wit:

1. To buy, receive, lease, accept, or otherwise, acquire; to sell, convey, mortgage, hypothecate, pledge, quit claim, or otherwise encumber or dispose of; or to contract or agree for the acquisition, disposition, or encumbrance of; any property whatsoever and wheresoever situated, be it real, personal, or mixed, or any custody, possession, interest, or right therein, or pertaining thereto, upon such terms as my attorney shall think proper;
2. To take, hold, possess, invest, lease, or let, or otherwise manage any or all of my real, personal, or mixed properties, or any interest therein or pertaining thereto; to eject, remove, or relieve tenants or other persons from, and recover possession of, such property by all lawful means; to maintain, protect, preserve, insure, repair, rebuild, modify, or improve the same or any part thereof;
3. To make, do and transact all and every kind of business of whatever kind or nature, including the receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, legacies, interests, dividends, annuities, claims, demands, debts, taxes, and obligations, which may now or hereafter be due, owing, or payable by me or to me;
4. To make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, bonds, vouchers, receipts, releases and such other instruments in writing of whatever kind and nature as may be necessary, convenient or proper in the premises;
5. To make deposits or investments in, or withdrawals from any account, holding or interest which I may now or hereafter have, or be entitled to, in any banking, trust, or investment institution, including credit unions, savings and loan associations, and similar institutions; to exercise any right, option, or privilege pertaining thereto; and to open or establish accounts holdings, or interests of whatever kind or nature, with such institutions, in my name;



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6. To institute, prosecute, defend, compromise, arbitrate, and dispose of legal, equitable, or administrative hearings, actions, suits, attachments, or other proceedings, or otherwise engage in litigation in connection with the premises;
7. To act as my attorney or proxy in respect to any stocks, shares, bonds, or other investments, rights, or interests, I may now or hereafter hold;
8. To engage and dismiss agents, attorneys, and employees, and to appoint and remove at pleasure any substitute for, or agent of, my said attorney, in respect to all or any of the matters or things herein mentioned, and upon such terms as my attorney shall think fit;
9. To prepare, execute, and file income and other tax returns, and other governmental reports, declarations, applications, requests and documents;
10. To create, amend, revoke or terminate an inter vivos trust, by trust or applicable law;
11. To make a gift which exceeds the monetary limitations of Section 26-1A-217 of the Alabama Uniform Power of Attorney Act, but subject to any special instructions in this power of attorney;
12. To create or change rights of survivorship;
13. To create or change a beneficiary designation;
14. To waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan;
15. To exercise fiduciary powers that the principal has authority to delegate;
16. To do all things in my name the same as I could do them if personally present.
17. To secure medical, dental and other health treatment for me; to admit me to hospitals, clinics, nursing homes and other such institutions; to employ doctors, nurses, dentists, technicians, and other health professionals for me and on my behalf; and to determine whether or not any such treatment is needed for me, to discontinue such treatment, and to sign any necessary consent forms, admission papers, other instruments necessary in and about securing such treatment, including waivers of liability. The authority granted herein shall however in no way alter or affect the directives, which I may make in a separate instrument entitled "Advance Directive for



Health Care”, in the event I have made an “Advance Directive for Health Care”.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act, deed, matter, and whatsoever in and about my estate, property, and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in aid and exemplification of the full, complete, and general power herein granted, and not in limitation or definition thereof; and I hereby ratify all acts that my said attorney shall lawfully do or cause to be done by virtue of these presents;

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on me, my heirs, and personal representatives.

I further declare that this Power of Attorney shall not be affected by my disability, incompetency, or any other manner in which I might be incapacitated and the authorities conferred herein shall be exercisable notwithstanding my subsequent disability, incompetency, or incapacity.

This is a Durable Power of Attorney as provided by the Laws of the State of Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of December, 2015.

WITNESSES:

Jonas S. Roney
Jana N. Jones

M. C. Marley (Seal)
MARTHA C. MARLEY



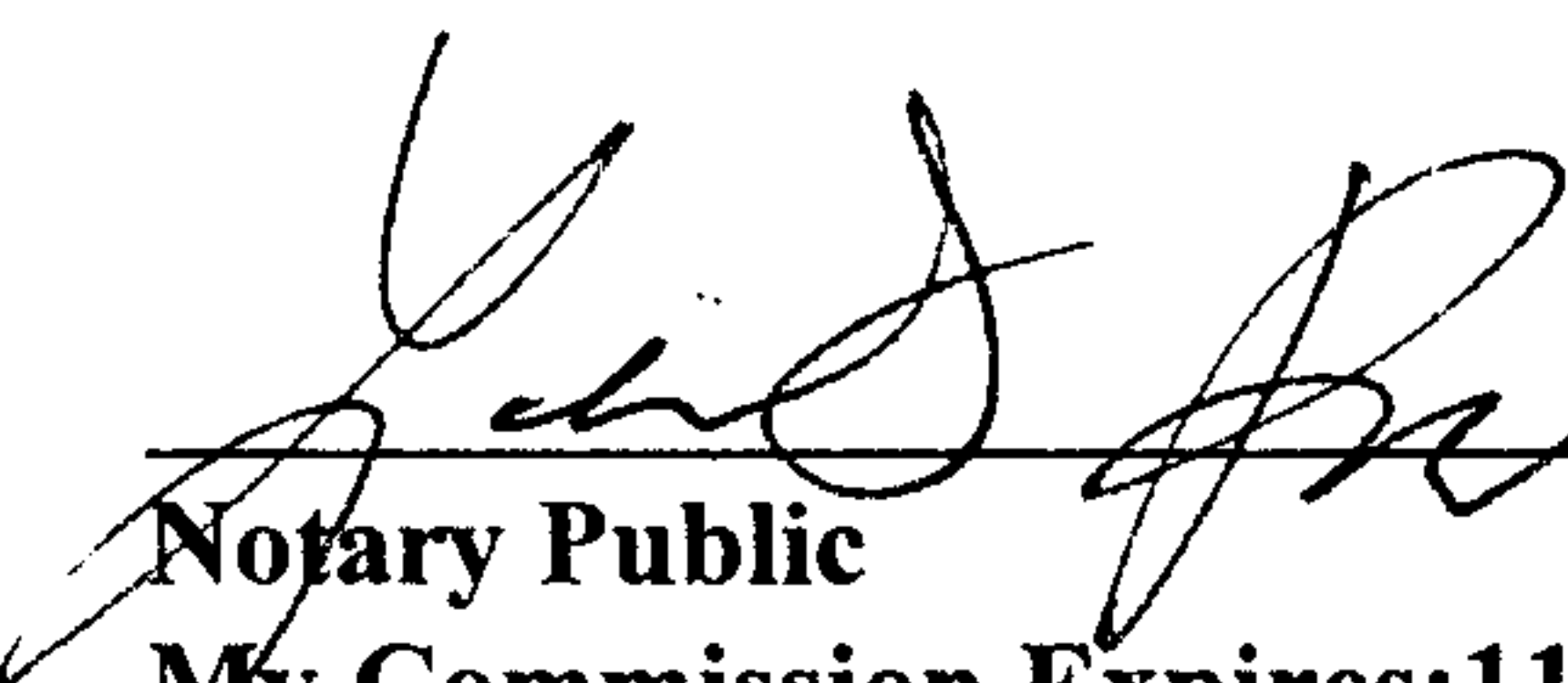
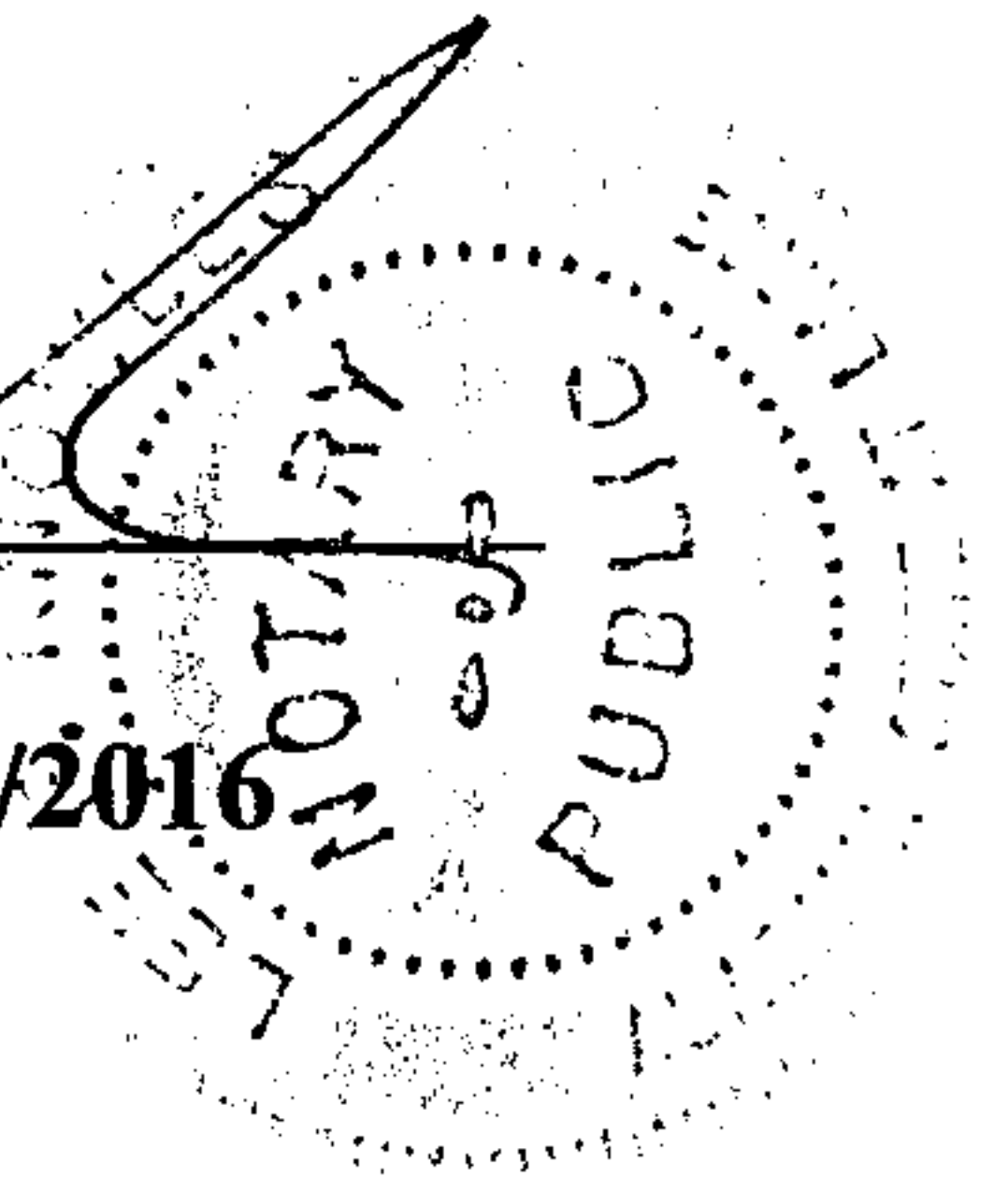
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STATE OF ALABAMA

GENEVA COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Martha C. Marley**, whose name is signed to the foregoing Power of Attorney and who is known to me acknowledged before me on this day that, being informed of the contents of said Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2015.


Notary Public
My Commission Expires: 11/21/2016




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Real Estate Sales Validation Form

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

Grantor's Name Martha C. Manley
Mailing Address 1182 Florida St.
Geneva, AL 36340

Grantee's Name Rolling Hills Conf. Center
Mailing Address 521 Hwy 304
Calera, AL 35040

Property Address Unit 116
Pine Hills Phase I
Condominiums
Calera, AL 35040

Date of Sale 7-15-16

Total Purchase Price \$ 5,000.00

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

Other

Check written to Seller
Directly

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 7/26/16

Print Robert O. Burton P.C.

☐ Unattested

Sign By:

(Grantor/Grantee/Owner/Agent) circle one

President

Form RT-1



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