


SEND TAX NOTICE TO:
Grand Oak Investments LLC
120 Bishop Circle
Pelham, AL 35124


20161014000377620 1/4 \$199.00
Shelby Cnty Judge of Probate, AL
10/14/2016 10:36:28 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Know all men by these presents: That in consideration of ONE HUNDRED AND SEVENTY FIVE THOUSAND AND NO/100 (\$175,000) to the undersigned Alamerica Bank (hereinafter referred to as "Grantor") by Grand Oak Investments LLC (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

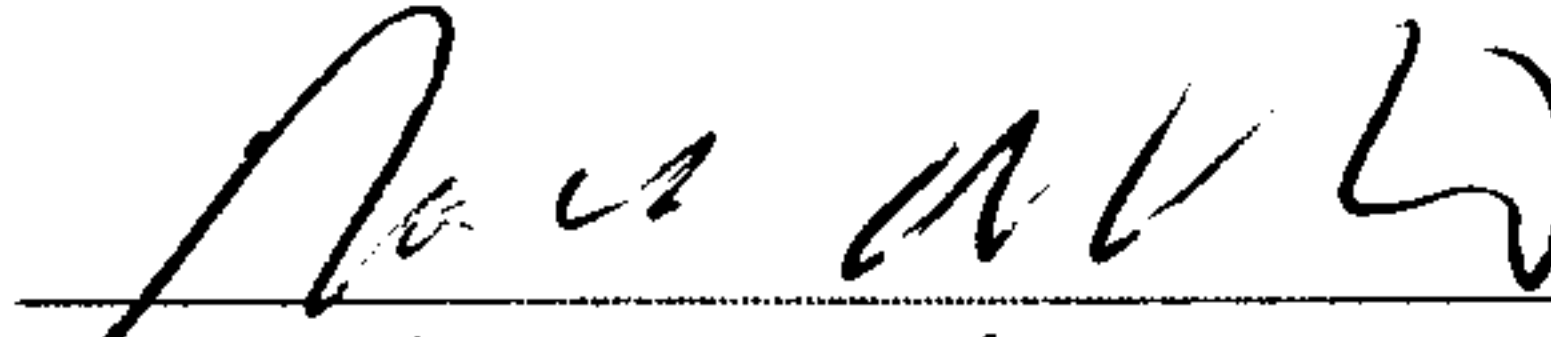
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
29th day of September, 2016.

Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$175.00

20161014000377620 2/4 \$199.00
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Alamerica Bank



BY: Robert M Rockett

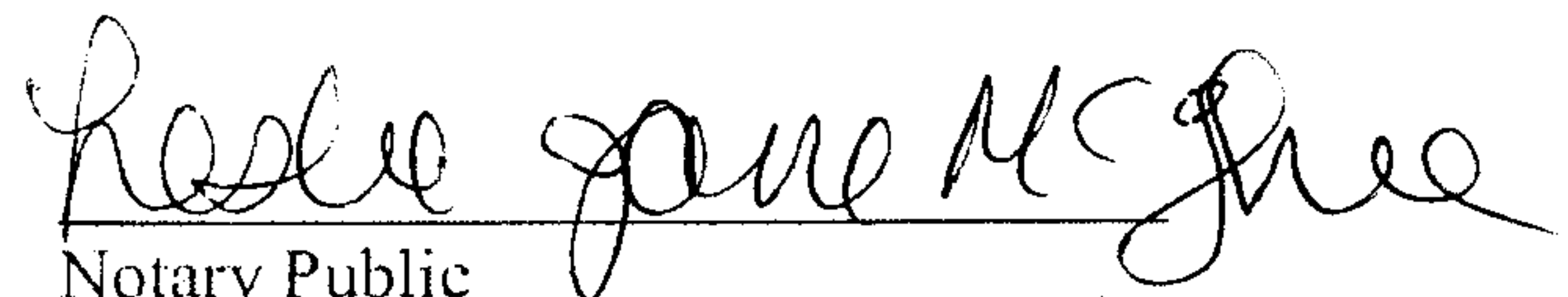
Its: ECVF/Senior Lending Office

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Robert M Rockett whose name as Executive Vice President of Alamerica Bank, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of September, 2016.



Notary Public

My Commission Expires: 7/31/16

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

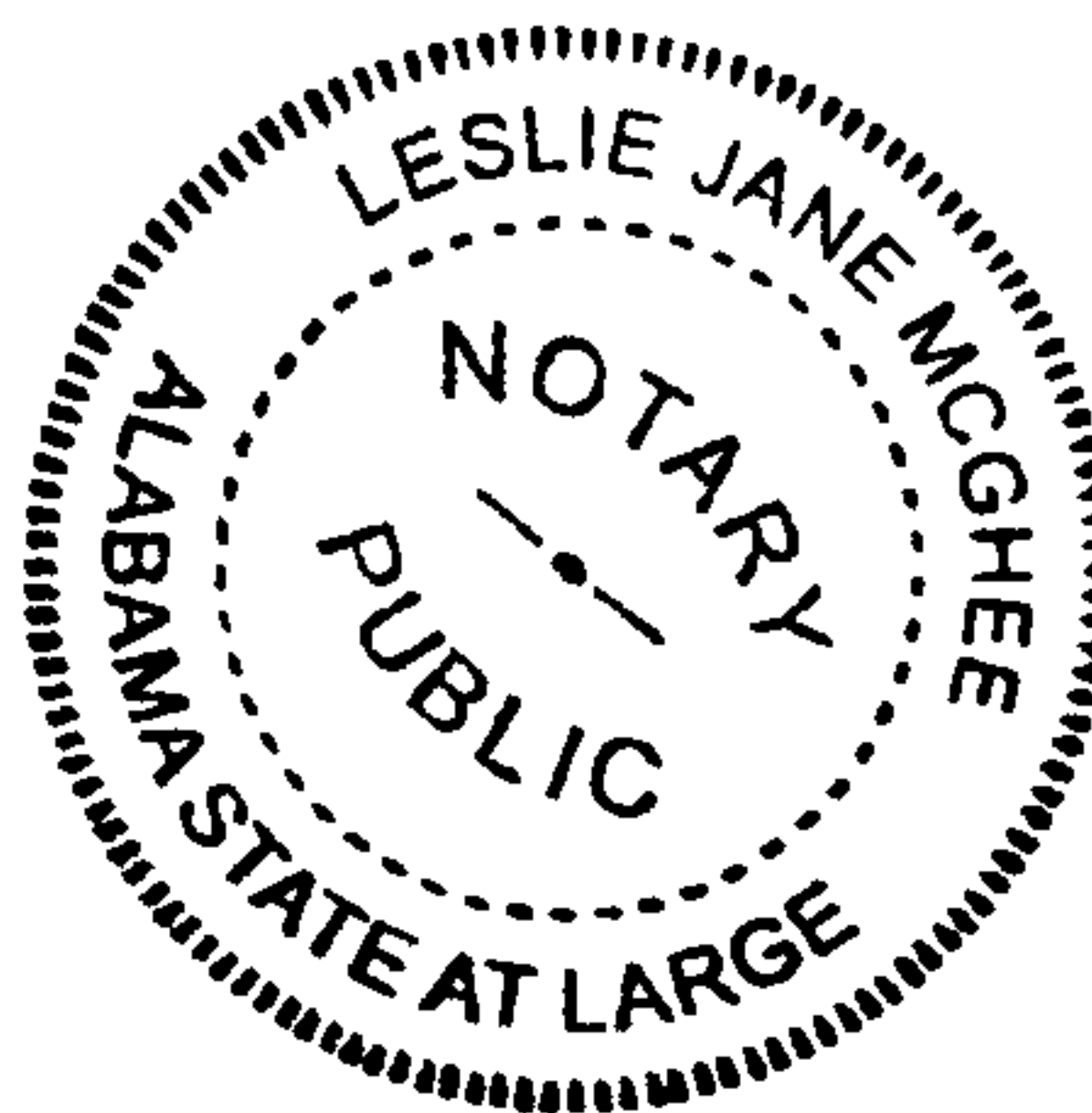


EXHIBIT "A"

Legal description

Lot 2A, 3A, 4A and 10, according to a Resurvey of Old Town Market Place, as recorded in Map Book 38, Page 130, in the probate Office of Shelby County, Alabama

and

A parcel of land situated in the Southeast one quarter of the Northwest one quarter of Section 15, Range 20 South, Township 3 West Shelby County, Alabama and being a portion of a Resurvey of Old Town Market Place as recorded in Map Book 38 Page 130 in the Office of Judge of Probate Shelby County, Alabama, being more particularly described as follows:

Begin at a found 5/8 inch capped rebar stamped Farmer, said point marking the Southeast corner of said subdivision, said point also lying on the North right of way of Lake Davis Lane (50 foot right of way); thence leaving said right of way run North 13 Degrees 33 Minutes 56 Seconds East along the East line of said subdivision for a distance of 100.36 feet to a found 5/8 inch rebar; thence run North 76 Degrees 43 Minutes 58 Seconds West along the South line of said subdivision for a distance of 162.19 feet to a found 5/8 inch capped rebar stamped Farmer; thence run North 14 Degrees 41 Minutes 50 Seconds East along the East line of said subdivision for a distance of 43.79 feet to a point; thence run South 45 Degrees 34 Minutes 36 Seconds East along the North line of said subdivision for a distance of 11.17 feet to a point; thence run South 66 Degrees 57 Minutes 05 Seconds East along said North line for a distance of 25.36 feet to a point; thence run South 56 Degrees 44 Minutes 44 Seconds East along said North line for a distance of 19.88 feet to a point; thence run South 52 Degrees 24 Minutes 08 Seconds East along said North line for a distance of 17.15 feet to a point; thence run South 68 Degrees 49 Minutes 56 Seconds East along said North line for a distance of 15.33 feet to a point; thence run South 76 Degrees 06 Minutes 53 Seconds East along said North line for a distance of 26.95 feet to a point; thence run South 80 Degrees 42 Minutes 02 Seconds East along said North line for a distance of 15.44 feet to a point; thence run South 80 Degrees 29 Minutes 31 Seconds East along said North line for a distance of 14.68 feet to a point; thence run South 76 Degrees 54 Minutes 43 Seconds East along said North line for a distance of 49.53 feet to a point; thence run North 85 Degrees 39 Minutes 01 Seconds East along said North line for a distance of 14.07 feet to a point; thence run South 86 Degrees 59 Minutes 55 Seconds East along said North line for a distance of 19.25 feet to a point; thence run North 57 Degrees 07 Minutes 41 Seconds East along said North line for a distance of 29.10 feet to a point; thence leaving said north line run South 33 Degrees 07 Minutes 32 Seconds East for a distance of 164.67 feet to a set 5/8 inch rebar stamped CA-560-LS; thence run South 12 Degrees 48 Minutes 40 Seconds West for a distance of 36.17 feet to a set 5/8 inch rebar stamped CA-560-LS, said point lying on the North right of way of Said Lake Davis Lane, said point also lying on a curve turning to the right having a radius of 1475.00 feet, a central angle of 00 Degrees 46 Minutes 52 Seconds, a chord bearing of North 76 Degrees 46 Minutes 22 Seconds West and a chord distance of 20.11 feet; thence run along the arc of said curve and along said right of way for a distance of 20.11 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 76 Degrees 22 Minutes 56 Seconds West along said right of way for a distance of 46.71 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run North 76 Degrees 22 Minutes 56 Seconds West along said right of way for a distance of 135.22 feet to the POINT OF BEGINNING. Said parcel contains 25,395 square feet or 0.58 acres more or less.



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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 | Alamerica Bank | Grantee's Name | Grand Oak Investments LLC |
| Mailing Address | 2170 Highland Ave S Ste 150 Birmingham, AL 35205 | Mailing Address | 120 Bishop Circle Pelham, AL 35124 |
| Property Address | Metes and Bounds Helena, AL 35080 | Date of Sale | September 30, 2016 |
| | | Total Purchase Price | \$175,000.00 |
| | | 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 September 29, 2016
Unattested Robert M. Rockett
(verified by)
Print Robert M. Rockett
Sign: [Signature]
Grantor/Grantee/Owner/Agent (circle one)
Form RT-1

