

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
WayneWoody Holdings, LLC

993 Yeager Pkwy.
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20161208000448980

12/08/2016 03:33:53 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three hundred thirty Thousand and NO/100 (\$330,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **Margaret Bishop**, a married woman, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **WayneWoody Holdings, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby State of Alabama, to-wit:

See Exhibit A attached hereto

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 993 Yeager Parkway, Pelham, AL 35124


The property conveyed is not the homestead of the grantor nor that of her spouse.

\$272,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this November 29, 2016



Margaret Bishop

(State of ALABAMA)

(County of Jefferson)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Margaret Bishop** 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 Instrument, she executed the same voluntarily on the same that bears date.

Given under my hand and seal this November 29, 2016


NOTARY PUBLIC -

My Commission Expires: 03/14/2020

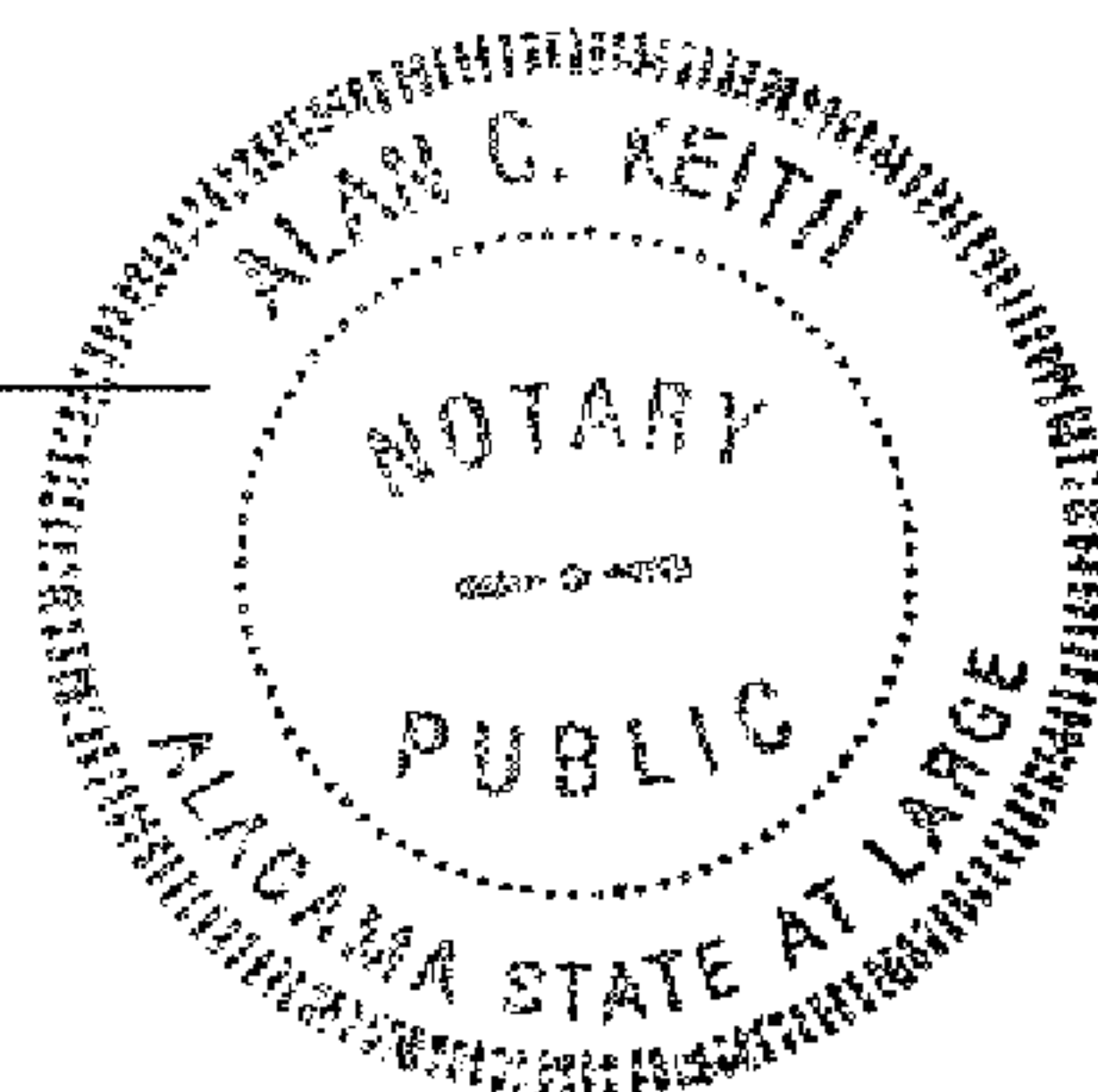


Exhibit A

Legal Description

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A parcel of land in the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of Section 13, Township 20 South, Range 3 West Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South Section line 979.82 feet; thence turn left 66 degrees 15 minutes 04 seconds and run Northeast 2875.60 feet to the point of beginning; thence continue last course 138.50 feet; thence turn right 00 degrees 37 minutes 48 seconds and continue Northeast 25.41 feet; thence turn right 97 degrees 20 minutes 49 seconds and run Southeast 278.01 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 9 degrees 46 minutes 17 seconds to the tangent of a counter-clockwise curve having a delta angle of 02 degrees 01 minutes 51 seconds and a radius of 4582.00 feet and run along the arc of said curve 162.41 feet; thence turn right 92 degrees 15 minutes 34 seconds from tangent and run Northwest 259.07 feet to the point of beginning. Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Margaret Bishop
Mailing Address 375 Bishop Lane
Indian Springs, AL 35124

Grantee's Name Waynewoody Holdings, LLC
Mailing Address 993 Yeager Parkway
Pelham, AL 35124

Property Address 122 Indian Landing Road
Pelham, AL 35124

Date of Sale 11/30/2016
Total Purchase Price \$ 330,000.00

or
Actual Value \$

Assessor's Market Value \$

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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 12/8/16

Print Jeff W. Parmer

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/08/2016 03:33:53 PM
\$79.00 CHERRY
20161208000448980

Signature of official