


THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Anne Mitchell
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Kids' House, LLC
2242 Highland Avenue South
Birmingham, Alabama 35205


20170103000001220 1/6 \$179.00
Shelby Cnty Judge of Probate, AL
01/03/2017 01:41:35 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered as of the 27th day of December, 2016, by LUCILE CHAPPELL TUTWILER, a married woman (hereinafter referred to as the "Grantor"), to KIDS' HOUSE, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee").

Grantor's husband, TEMPLE W. TUTWILER, III, joins in the execution of this deed for the purpose of evidencing his consent to the conveyance of the subject real estate and the transfer of any interest which he may have therein.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee *an undivided one-half (1/2) interest* in and to that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth below:

1. Liens for all real estate taxes and assessments for the year 2017 and all subsequent years, which are not yet due and payable.

2. Minerals of whatsoever kind, subsurface and surface substances, including, but not limited to, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing of record.
3. All easements, restrictions, reservations, rights-of-way and other matters of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for herself, her heirs, executors and administrators and assigns, covenant with Grantee, its successors and assigns, that Grantor, and heirs, executors and administrators and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Lucile Chappell Tutwiler
3032 Cherokee Road
Birmingham, Alabama 35223

Kids' House, LLC
2242 Highland Avenue South
Birmingham, Alabama 35205

Property Address: See Exhibit A

Total Market Value: \$148,935.00 (1/2 of \$297,870.00)

The Total Market Value of the Property can be verified by the Tax Assessor.

[Signature appears on following page.]



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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:


LUCILE CHAPPELL TUTWILER


STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LUCILE CHAPPELL TUTWILER, a married woman, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

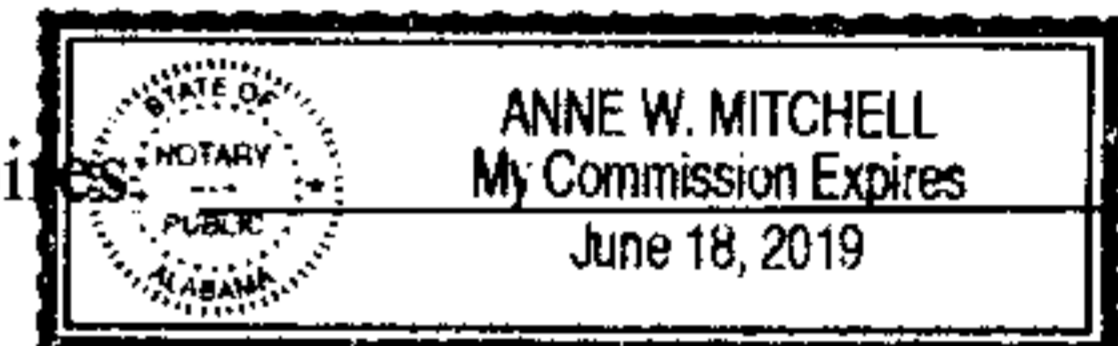
Given under my hand and seal this the 3rd day of January, 2017.

[NOTARIAL SEAL]


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Notary Public

My Commission Expires




TEMPLE W. TUTWILER, III

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TEMPLE W. TUTWILER, III, a married man, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of January, 2017

[NOTARIAL SEAL]


Notary Public

My Commission Expires

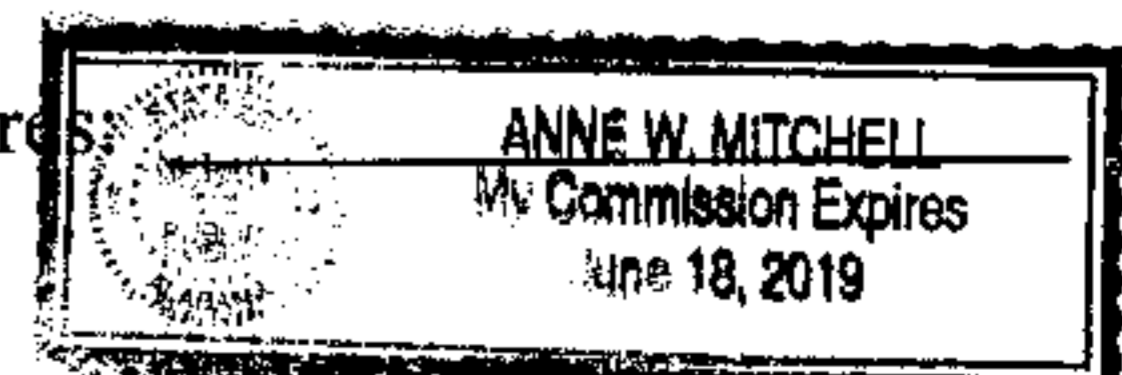



EXHIBIT A
LEGAL DESCRIPTION

See attached


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POOR QUALITY

Part of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at an existing 1 inch crimped iron pin being the locally accepted Southeast corner of said Section 1 and run in a Northerly direction along the East line of said Section for a distance of 2627.63 feet to an existing inch crimped iron pin; thence turn an angle to the left of $90^{\circ} 04' 11''$ and run in a Westerly direction for a distance of 909.33 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 55' 43''$ and run in a Southerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the right of $89^{\circ} 50' 40''$ and run in a Westerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 51' 17''$ and run in a Southerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the right of $89^{\circ} 36' 14''$ and run in a Westerly direction for a distance of 209.31 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 39'$ and run in a Southerly direction for a distance of 210.0; thence turn an angle to the left of $67^{\circ} 54' 11''$ and run in a Southeasterly direction for a distance of 91.46 feet to the point of beginning; thence turn an angle to the right of $33^{\circ} 40' 18''$ and run in a Southeasterly direction for a distance of 589.69 feet; thence turn an angle to the right of $133^{\circ} 44' 29''$ and run in a Northwesterly direction for a distance of 54.75 feet; thence turn an angle to the left of $29^{\circ} 18' 16''$ and run in a Southwesterly direction for a distance of 142.77 feet; thence turn an angle to the left of $93^{\circ} 40' 40''$ and run in a Southeasterly direction for a distance of 59.64 feet; thence turn an angle to the right of $27^{\circ} 10' 26''$ and run in a Southwesterly direction for a distance of 148.45 feet; thence turn an angle to the right of $82^{\circ} 03' 45''$ and run in a Westerly direction for a distance of 108.64 feet; thence turn an angle to the left of $98^{\circ} 38' 18''$ and run in a Southeasterly direction for a distance of 67.79 feet; thence turn an angle to the left of $6^{\circ} 13' 05''$ and run in a Southeasterly direction for a distance of 64.05 feet; thence turn an angle to the right of $28^{\circ} 20' 53''$ and run in a Southwesterly direction for a distance of 92.92 feet; thence turn an angle to the left of $3^{\circ} 25' 06''$ and run in a Southeasterly direction for a distance of 58.84 feet; thence turn an angle to the right of $74^{\circ} 42' 14''$ and run in a Westerly direction for a distance of 62.04 feet; thence turn an angle to the left of $3^{\circ} 52' 12''$ and run in a Southwesterly direction for a distance of 26.24 feet; thence turn an angle to the left of $15^{\circ} 08'$ and run in a Southwesterly direction for a distance of 83.79 feet; thence turn an angle to the left of $83^{\circ} 13' 39''$ and run in a Southeasterly direction for a distance of 95.05 feet; thence turn an angle to the right of $96^{\circ} 22' 39''$ and run in a Southwesterly direction for a distance of 19.36 feet; thence turn an angle to the right of $81^{\circ} 04' 16''$ and run in a Northwesterly direction for a distance of 71.02 feet; thence turn an angle to the left of $81^{\circ} 05' 17''$ and run in a Southwesterly direction for a distance of 106.28 feet; thence turn an angle to the left of $113^{\circ} 46' 11''$ and run in a Southeasterly direction for a distance of 62.49 feet; thence turn an angle to the right of $49^{\circ} 10' 55''$ and run in a Southwesterly direction for a distance of 37.71 feet; thence turn an angle to the right of $39^{\circ} 10' 42''$ and run in a Southwesterly direction for a distance of 192.97 feet; thence turn an angle to the right of $54^{\circ} 25' 09''$ and run in a Northwesterly direction for a distance of 74.38 feet; thence turn an angle to the left of $102^{\circ} 02' 40''$ and run in a Southerly direction for a distance of 62.11 feet; thence turn an angle to the left of $19^{\circ} 40' 59''$ and run in a Southeasterly direction for a distance of 84.96 feet; thence turn an angle to the right of $26^{\circ} 04' 31''$ and run in a Southwesterly direction for a distance of 92.56 feet; thence turn an angle to the right of $92^{\circ} 45' 23''$ and run in a Northwesterly direction for a distance of 75.20 feet; thence turn an angle to the left of $68^{\circ} 25' 12''$ and run in a Southwesterly direction for a distance of 33.62 feet; thence turn an angle to the left of $10^{\circ} 19' 08''$ and run in a Southwesterly direction for a distance of 37.23 feet; thence turn an angle to the right of $5^{\circ} 20' 41''$ and run in a Southwesterly direction for a distance of 110.96 feet; thence turn an angle to the right of $150^{\circ} 44' 05''$ and run in a Northerly direction for a distance of 1669.86 feet; thence turn an angle to the right of $77^{\circ} 27' 33''$ and run in a Northeasterly direction for a distance of 66.72 feet; thence turn an angle to the right of $14^{\circ} 31' 24''$ and run in an Easterly direction for a distance of 146.83 feet; thence turn an angle to the right of $4^{\circ} 40' 02''$ and run in an Easterly direction for a distance of 119.85 feet; thence turn an angle to the left of $14^{\circ} 02' 31''$ and run in a Northeasterly direction for a distance of 197.18 feet; thence turn an angle to the right of $12^{\circ} 14' 37''$ and run in an Easterly direction for a distance of 71.52 feet; more or less, to the point of beginning.



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Commence at an existing 1 inch crimped iron pin being the locally accepted Southeast corner of said Section 12 and run in a Northerly direction along the East line of said Section for a distance of 2627.63 feet to an existing 1 inch crimped iron pin; thence turn an angle to the left of $90^{\circ} 04' 11''$ and run in a Westerly direction for a distance of 909.33 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 55' 43''$ and run in a Southerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the right of $89^{\circ} 50' 40''$ and run in a Westerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 51' 17''$ and run in a Southerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the right of $89^{\circ} 56' 14''$ and run in a Westerly direction for a distance of 209.51 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ} 59'$ and run in a Southerly direction for a distance of 210.0 feet to the point of beginning; thence turn an angle to the right of $89^{\circ} 10' 34''$ and run in a Westerly direction for a distance of 413.43 feet to an existing open top iron pin; thence turn an angle to the right of $90^{\circ} 24' 49''$ and run in a Northerly direction for a distance of 687.35 feet to an existing iron pin being on the South right-of-way line of Shelby County Highway #43; thence turn an angle to the left of $94^{\circ} 16' 05''$ and run in a Southwesterly direction along the South right-of-way line of said Shelby County Highway #43 for a distance of 101.02 feet to an existing iron rebar; thence turn an angle to the left of $85^{\circ} 47' 30''$ and run in a Southerly direction for a distance of 712.04 feet to an existing 1 inch open top iron pipe; thence turn an angle to the left of $1^{\circ} 24' 34''$ and run in a Southerly direction for a distance of 30.0 feet; thence turn an angle to the left of $102^{\circ} 32' 27''$ and run in a Northeasterly direction for a distance of 66.72 feet; thence turn an angle to the right of $14^{\circ} 31' 24''$ and run in an Easterly direction for a distance of 146.83 feet; thence turn an angle to the right of $4^{\circ} 40' 02''$ and run in an Easterly direction for a distance of 119.85 feet; thence turn an angle to the left of $14^{\circ} 02' 31''$ and run in a Northeasterly direction for a distance of 197.18 feet; thence turn an angle to the right of $12^{\circ} 14' 37''$ and run in an Easterly direction for a distance of 71.52 feet; thence turn an angle to the left of $160^{\circ} 52' 30''$ and run in a Northwesterly direction for a distance of 91.46 feet, more or less, to the point of beginning.



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