

This Instrument Was Prepared By:

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2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

Laurel Grove Property Owners' Association, Inc.
6005 Laurel Grove Circle
Birmingham, AL 35242

STATUTORY WARRANTY DEED



20170117000020230 1/3 \$63.00
Shelby Only Judge of Probate, AL
01/17/2017 12:39:07 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned Grantor, Laurel Grove, Inc., an Alabama corporation (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Laurel Grove Property Owners' Association, Inc., an Alabama non-profit corporation (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87°29'02" East along the South line of Section 14 for a distance of 566.45 feet to the point of beginning; thence leaving said South line run North 35°57'35" East for a distance of 253.18 feet to the Southeasterly right-of-way line of Shelby County Highway No. 14 (right of way width: 80 feet) and to a curve to the right having a central angle of 22°14'44", a radius of 616.5 feet, and a chord bearing South 59°38'05" East for a distance of 237.72 feet; thence run in a Southeasterly direction along said right-of-way and along the arc of said curve for a distance of 239.22 feet to the Southwest line of Lot 2 according to the Plat of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said right-of-way line run South 46°23'13" East along said Southwest line for a distance of 152.80 feet to the South line of Section 14; thence leaving said Southwest line run North 87°31'52" West along said South section line for a distance of 368.06 feet; thence continue North 87°09'56" West along said section line for a distance of 96.81 feet to the point of beginning. Subject to rights of way for public roads and easements for Ingress/Egress.

and

The 60-foot private right-of-way designated as Laurel Grove Circle on the map of Laurel Grove Subdivision recorded in Map Book 45, Page 58 in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 01/17/2017
State of Alabama
Deed Tax: \$42.00

SUBJECT TO:

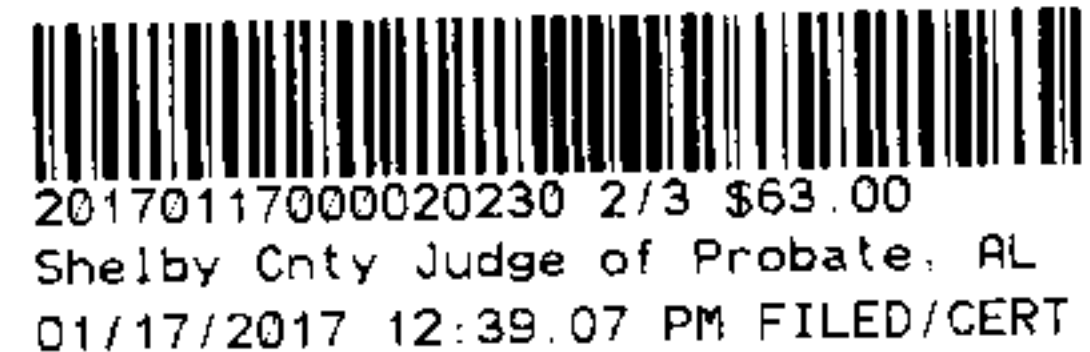
1. Mineral and mining rights not owned by Grantor.
2. Easements, including utility easements, serving the property, subdivision covenants and restrictions, and building lines and limitations of record.
3. Taxes for the year 2016 and subsequent years.

TO HAVE AND TO HOLD, the above described property unto the said Grantee, its successors 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 nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 30 day of December, 2016.

GRANTOR
LAUREL GROVE, INC.



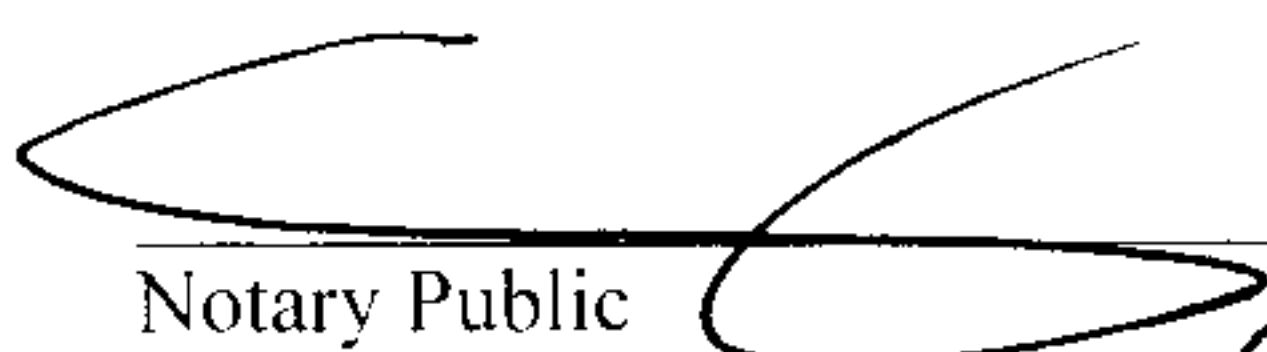
By:

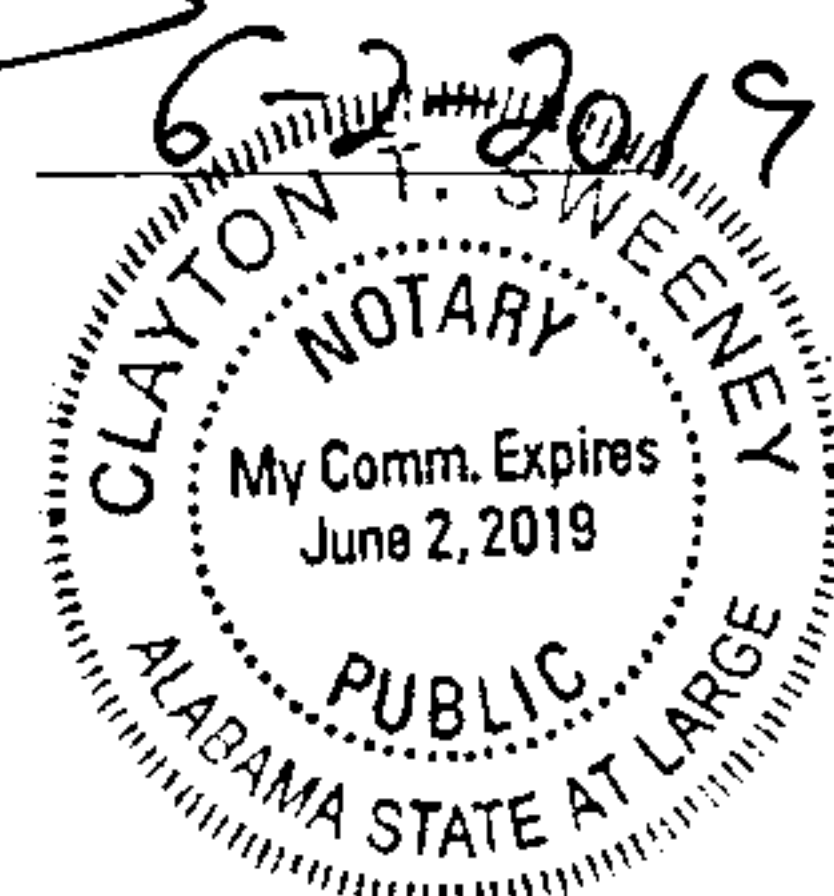

Wayne J. Scotch, Jr., President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Wayne J. Scotch, Jr., whose name as President of Laurel Grove, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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, 30th day of December, 2016.


Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Laurel Grove, Inc.
Mailing Address 2024 Shandwick Terrace
Birmingham, AL 35242

Grantee's Name Laurel Grove Property Owners'
Mailing Address Association, Inc.
6005 Laurel Grove Circle
Birmingham, AL 35242

Property Address 6005 Laurel Grove Circle
Birmingham, AL 35242

Date of Sale December 30, 2016

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 42,000.00



20170117000020230 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
01/17/2017 12:39:07 PM FILED/CERT

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 1/11/17

Print Michael B. Odom

Unattested

Sign M. B. Odom

(verified by)

Grantor Grantee/Owner/Agent circle one

Form RT-1