

THIS INSTRUMENT PREPARED BY:
K. Henson Millsap, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Delphia Gail Smith
4276 Highway 39
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)

20170216000056650
02/16/2017 01:35:22 PM
DEEDS 1/4

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **STERRETT PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), by **DELPHIA GAIL SMITH as Trustee of the DELPHIA GAIL SMITH MANAGEMENT TRUST DATED MARCH 1, 2001** ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

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:
Sterrett Properties, LLC	Delphia Gail Smith, as Trustee of the Delphia Gail Smith Management Trust Dated March 1, 2001
3749 Montevallo Road	4276 Highway 39
Birmingham, AL 35213	Chelsea, AL 35043
Property Address:	Maplewood Lane Sterrett, AL 35147 Parcel # 04-6-13-0-000-001.001 Parcel # 05-4-18-0-001-001.000
Date of Sale:	February 15 th 2017
Purchase Price:	\$815,000.00
The Purchase Price can be verified in:	☒ Closing Statement

[Signature on following page]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

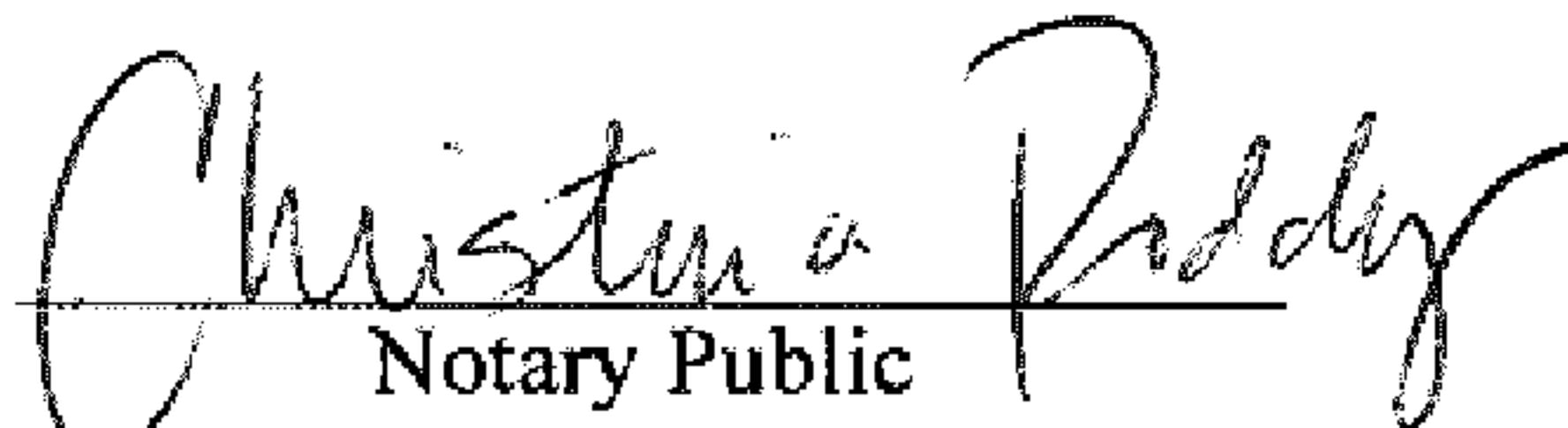
STERRETT PROPERTIES, LLC,
an Alabama limited liability company

By: 
Name: Sharon D. Graham
Its: Sole Member and Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that SHARON D. GRAHAM, whose name as Sole Member and Manager of STERRETT PROPERTIES, LLC an Alabama limited liability company, 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 said instrument, she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 14th day of February, 2017.


Notary Public

AFFIX SEAL

My commission expires: _____



EXHIBIT A**Description of the Property**

From a 1" crimped pipe at the N.W. corner of Section 18, T18S-R2E, run thence (TRUE) N 88°37'00"E along the accepted North boundary of the NW1/4-NW1/4 of said Section 18 for a distance of 1282.23 feet to a 1/2" rebar accepted as the N.W. corner of the NE1/4-NW1/4 of said Section 18, said point being the point of beginning of herein described parcel of land; thence run N 87°11'49" along the accepted north boundary of said NE1/4-NW1/4 for a distance of 1430.53 feet to a 1/2" rebar accepted as the N.E. corner of said NE1/4-NW1/4; thence run S 02°38'48"W along the accepted East boundary of said NE1/4-NW1/4 for a distance of 1311.04 feet to a railroad rail accepted segment of the South boundary of said NE1/4-NW1/4 as of the S.E. corner of said NE1/4-NW1/4; thence run S 86°26'31"W along an accepted segment of the South boundary of said NE1/4-NW1/4 for a distance of 659.15 feet to a 1.5" pipe accepted as the N.E. corner of the W1/2-SE1/4-NW1/4 of aforementioned Section 18, T18S-R2E; thence run S 00°45'03"W along an accepted property line to a 2" pipe accepted as the S.E. corner of said W1/2-SE1/4-NW1/4; thence run S 89°43'59"W along an accepted segment of the South boundary of said SE1/4-NW1/4 for a distance of 605.21 feet to a 1" pipe accepted as the S.E. corner of the SW1/4-NW1/4 of said Section 18; thence run S 88°03'21"W along the accepted South boundary of said SW1/4-NW1/4 for a distance of 1357.07 feet to a 1" crimped pipe accepted as the S.E. corner of the SE1/4-NE1/4 of Section 13, T18S-R1E; thence run S 89°22'39"W along the accepted South boundary of said SE1/4-NE1/4 for a distance of 1325.04 feet to a 1" crimped pipe accepted as the S.W. corner of said SE1/4-NE1/4; thence run N 00°17'45"W along the accepted West boundary of said SE1/4-NE1/4 for a distance of 1316.82 feet to a 1" crimped pipe accepted as the N.W. corner of said SE1/4-NE1/4; thence run N 89°30'11"E along the accepted North boundary of said SE1/4-NE1/4 for a distance of 1325.40 feet to a 1" crimped pipe accepted as the S.W. corner of said NW1/4-NW1/4 of Section 18, T18S-R2E; thence run N 00°14'49"W along an accepted segment of the West boundary of said NW1/4-NW1/4 for a distance of 657.68 feet to a 1/2" rebar accepted as the N.W. corner of the S1/2-NW1/4-NW1/4 of said Section 18; thence run N 88°36'40"E along an accepted property line for a distance of 1277.96 feet to a 1/2" rebar accepted as the N.E. corner of said S1/2-NW1/4-NW1/4; thence run N 00°00'59"E along an accepted segment of the West boundary of the NE1/4-NW1/4 of said Section 18 for a distance of 657.51 feet to the point of beginning of herein described parcel of land, containing 160.81 acres, situated in the SE1/4-NE1/4 of Section 13, T18S-R1E and the NW1/4 of Section 18, T18S-R2E, Shelby County, Alabama.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2017, and subsequent years, not yet due and payable.
2. Any minerals or mineral rights not owned by Grantor.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2017 01:35:22 PM
\$839.00 CHERRY
20170216000056650

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name.