

This instrument was prepared by:
Joe A. Scotch

Send Tax Notice To:
LAUREL GROVE, INC.
2024 Shandwick Terrace
Birmingham, AL 35242

CORPORATION WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED SEVENTY THREE THOSAND and NO/100 DOLLARS, to the undersigned grantor, **Shady Hollow Development, Inc.** a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Laurel Grove, Inc** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

SEE ATTACHED EXHIBIT "A"

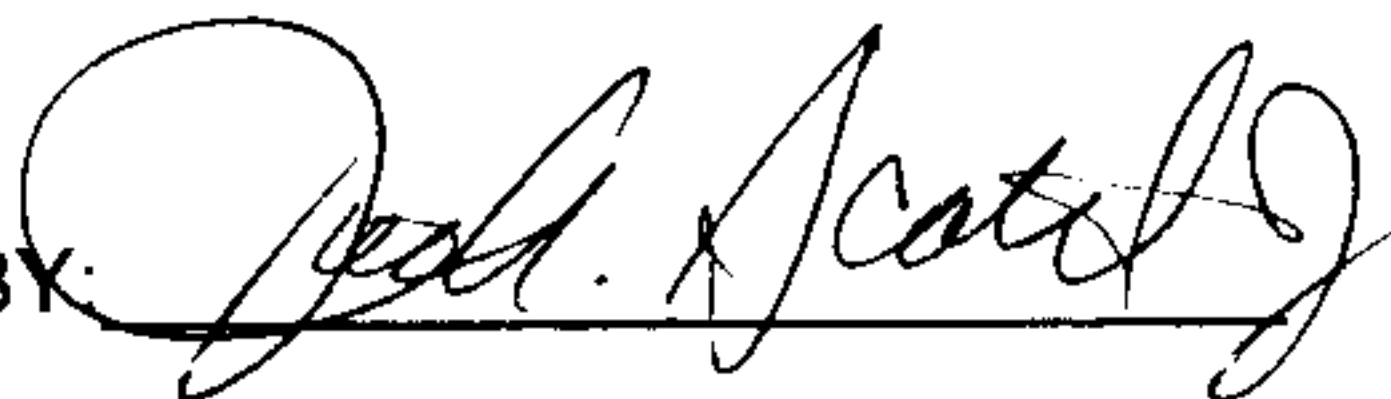
This conveyance is subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.


GRANTOR does hereby warrant and will defend the title to said property against lawful claims of all persons or entities whomsoever claiming by, through or under grantor, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 24th day of March, 2017.

Shady Hollow Development, Inc.

BY: 

Shelby County: AL 03/24/2017
State of Alabama
Deed Tax: \$273.00


20170324000100050 1/4 \$297.00
Shelby Cnty Judge of Probate, AL
03/24/2017 03:29:55 PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

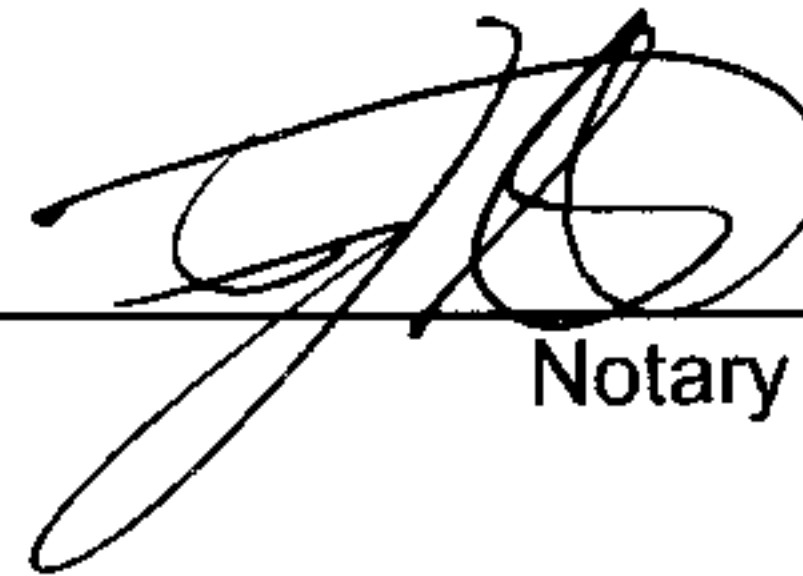
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name as President of Shady Hollow Development, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.


Given under my hand and official seal, this 24th day of March, 2017

**MY COMMISSION EXPIRES
DECEMBER 19, 2017**

My Commission Expires



Notary Public


20170324000100050 2/4 \$297.00
Shelby Cnty Judge of Probate, AL
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SCHEDULE A
(continued)**LEGAL DESCRIPTION**

Three parcels of land situated in Section 7, Township 20 South, Range 1 West, Shelby County, Alabama more particularly described as follows:

PHASE 2

Begin at the Northwest corner of Lot 112 according to the survey and plat of Willow Branch Sector 1 as recorded in Map Book 38, Page 60 in the Probate Office of Shelby County, Alabama, said point lying on the West line of the Southeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 1 West; thence run N 00°29'36" W for 114.38 feet to the Northwest corner of said quarter-quarter section; thence run N 00°36'29" W for 663.65 feet; thence run N 62°23'17" E for 467.10 feet; thence run N 63°12'11" E for 271.23 feet; thence run S 28°50'47" E for 47.61 feet; thence run S 43°00'07" E for 15.42 feet; thence run S 67°16'29" E for 32.77 feet; thence run S 79°52'02" E for 26.18 feet; thence run S 71°08'51" E for 112.99 feet; thence run S 29°28'11" E for 156.99 feet; thence run N 60°31'49" E for 205.70 feet; thence run S 29°28'11" E for 50.00 feet; thence run S15°02'09" W for 58.14 feet; thence run S 16°38'56" W for 130.94 feet; thence run S 04°07'55" W for 135.28 feet; thence run S 11°39'39" W for 94.46 feet; thence run S 79°45'49" W for 239.92 feet; thence run S 53°09'00" W for 331.34 feet to the Northeast corner of Lot 115 of said survey; thence continue S 57°08'45" W along the Northerly line of said Lot 15 for 66.86 feet; thence run S 71°37'01" W along said Northerly line for 34.51 feet; thence run S 34°03'22" E along the Westerly line of said Lot 15 for 77.79 feet to the Northernmost corner of Lot 114-A according to the survey and plat of Resurvey of Lots 113 and 114, Willow Branch Sector 1 as recorded in Map Book 47, Page 16 in the Probate Office of Shelby County, Alabama; thence run S 10°41'27" W along the Westerly line of said Lot 114-A for 189.62 feet to the Northeast corner of Lot 113-B of said resurvey; thence run S 72°18'51" W along the Northerly line of Lot 113-B for 61.22 feet; thence run N 89°29'43" W along the Northerly line of Lots 113-B and 113-A for 107.66 feet to the Northwest corner of Lot 113-A of said resurvey, said point lying on the Easterly line of a 50 foot right of way for Willow Branch Lane; thence run N 76°43'57" W for 50.00 feet; thence run along the arc of a curve to the right having a central angle of 01°45'50", a radius of 225.00 feet, a chord of 6.92 feet and a chord bearing of S 14°08'41" W for 6.93 feet to the Northeast corner of the aforementioned Lot 112; thence run N 74°58'07" W along the Northerly line of said Lot 112 for 221.41 feet; thence run S 55°56'16" W along said Northerly line for 41.73 feet to the point of beginning, containing 18.33 acres, more or less.

PHASE 3

Begin at the Southeast corner of Lot 126 according to the survey and plat of Willow Branch Sector 1 as recorded in Map Book 38, Page 60 in the Probate Office of Shelby County, Alabama, said point lying on the Northwestern right of way of Shelby County Highway 36; thence run N 38°06'08" W along the Easterly line of lots 126 and 125 of said survey for 415.61 feet to the Southeast corner of Lot 123 of said survey; thence run N 40°40'56" W along the Easterly line of said Lot 123 for 93.19 feet to the Southwest corner of Lot 119 of said survey; thence run N 48°29'47" E along the Southerly line of Lots 119, 118, 117 and 116 of said survey for 393.58 feet to the Southeast corner of said Lot 116; thence run N 34°03'12" W along Easterly line of Lot 116 for 237.48 feet to the Northwestern right of way of Willow Branch Trail; thence run S 55°56'48" W along said right of way for 28.92 feet to the Southeast corner of said Lot 115; thence run N 34°03'22" W along the Easterly line of said Lot 115 for 333.50 feet; thence run N 53°09'00" E for 331.34 feet; thence run N 79°45'49" E for 239.92 feet; thence run S 55°04'14" E for 139.98 feet; thence run S 75°11'14" E for 186.17 feet; thence run S 33°06'58" E for 173.57 feet; thence run S 25°21'06" W for 82.92 feet; thence run S 62°47'31" W for 87.96 feet; thence run S 00°37'21" E for 946.48 feet to a point on a non-tangent curve to the right having a central angle of 02°46'22", a radius of 310.00 feet, a chord of 15.00 feet and a chord bearing of N 83°10'09" W, said point lying on the Northerly right of way of Shelby County Highway 36; thence run Westerly along the arc of said curve for 15.00 feet; thence run N 81°46'58" W along said right of way for 162.82 feet to the beginning of a curve to the left having a central angle of 28°56'05", a radius of 370.00 feet, a chord of 184.87 feet and a chord bearing of S 83°44'59" W; thence run Westerly along the arc of said curve and along said right of way for 186.85 feet to a point of compound curve having a central angle of 06°00'37", a radius of 640.00, a chord of 67.10 feet and a chord bearing of S 66°16'38" W; thence run along the arc of said curve and along said right of way for 67.14 feet to the point of beginning, containing 18.07 acres, more or less.

ALTA Commitment (6-17-06)
Schedule A

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20170324000100050 3/4 \$297.00
Shelby Cnty Judge of Probate, AL
03/24/2017 03:29:55 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Shady hollow development Inc Grantee's Name Laurel Grove Inc
Mailing Address 11056th drive Suite 101 Mailing Address 2024 Shandwick terrace
Birmingham AL 35242 Birmingham AL 35242

Property Address same Date of Sale 7/24 / 2017
2024 Shandwick Terrace Total Purchase Price \$ 273,000
Birmingham 35242 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 _____

Print Wayne S. Smith Jr

Sign

Wayne S. Smith Jr
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170324000100050 4/4 \$297.00
Shelby Cnty Judge of Probate, AL
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Form RT-1