Send Tax Notice To: Propert This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., 3201 Huntington LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027 Warranty Deed Shelby Chty Judge of Probate, AL 05/31/2017 12:39:54 PM FILED/CERT STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS SHELBY COUNTY That in consideration of 0.00, the amount of which can be verified in the Tax Assessors Value between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Judson Douglas a married man this does not constitute the homestead property of the Grantor or her spouse if applicable, whose mailing address is Huntington Ct, Hower AL 35226 (herein referred to as grantor, whether one of more), grant, bargain, sell and convey unto Rocker Properites, LLC, an Alabama Limited Liability Company whose mailing address is Ct, Hooses AL 35226 HUNTINUTON grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 8752 Helena Road, Pelham, AL 35124; to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners. TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION IN WITNESS WHEREOF, Judson R. Douglas, has/have hereunto set his/her/their hand(s) and seal(s), this **3***0* day of May, 2017 County a notary for said County and in said State, hereby certify that Judson Doualas , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument. He executed the same voluntarily on the day the same bears date. Given under my official hand and seal this the 30th day of May, 2017. Shelby County, AL 05/31/2017

SARA A. DIETERICH Notary Public, Alabama State At Large My Commission Expires March 10, 2019

Commission Expires:

S16-3032 FUND

State of Alabama

Deed Tax: \$34.50

## EXHIBIT "A" Legal Description

Part of Lot 11, Valley Dale Estates, as recorded in Map Book 4, Page 90, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the Southern or South corner of the above described Lot 11, and in a northwesterly direction along the Southwesterly line for said Lot 11 run a distance of 270.09 feet to the Point of Beginning: Thence turn an angle of 86 degrees 29 minutes 39 seconds to the right for a distance of 99.93 feet; thence turn an angle of 86 degrees 29 minutes 59 seconds to the left for a distance of 201.0 feet to the right of way of Valleydale Road, said point being on the arc of a curve running concave to the left in a Southwesterly direction and having a radius of 2,571.71 feet and a central angle of 6 degrees 21 minutes 20 seconds thence continue a Southwesterly direction along the arc of said curve and the right of way of said road for a distance of 75.89 feet to the P.T. of said curve; thence continue Southwesterly along the tangent extended of said curve and right of way of said road for 24.11 feet to the Westerly corner of the above described Lot 11, thence turn an angle of 85 degrees 17 minutes 10 seconds to the left and run along Southwesterly line of said Lot 11 for 200.0 feet to the Point of Beginning, being situated in Shelby County, Alabama.

## ALSO:

Part of Lot 11, Valley Dale Estates, as recorded in Map Book 4, Page 90, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the South corner of the above described Lot 11 and run in a Northwesterly direction along the Southwesterly line of said Lot 11 for a distance of 235.09 feet to the Point of Beginning: Thence continue in a Northwesterly direction along last mentioned course a distance of 35.0 feet; thence turn an angle to the right of 86 degrees 31 minutes 43 seconds and run in a Northeasterly direction for a distance of 99.97 feet to an existing #5 Iron Rebar; thence turn an angle to the left of 86 degrees 31 minutes 02 seconds and run in a Northwesterly direction for a distance of 157.85 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 191.33 feet to an existing Iron Rebar set by Weygand; thence turn an angle to the right of 86 degrees 31 minutes 02 seconds and run in a Southwesterly direction for a distance of 195.01 feet to an existing Iron set by Weygand being the Point of Beginning.

20170531000189860 2/2 \$52.50 Shelby Cnty Judge of Probate, AL 05/31/2017 12:39:54 PM FILED/CERT