

This Instrument Prepared Without the
Benefit of a Survey or a Title Search By:

Robert C. Walthall
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203



20170620000218640 1/6 \$573.50
Shelby Cnty Judge of Probate, AL
06/20/2017 09:27:42 AM FILED/CERT

Send Tax Notice To:

Mitchell Investments, RLLP
Attn: Jerry Mitchell
960 Forestdale Blvd.
Birmingham, AL 35214

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that M3 Properties, LLC, an Alabama limited liability company ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by Ruel Investments, LLC; Higgins, LLC; and Mike and Patsy Family, LLC (collectively, "Grantees") do hereby GRANT, BARGAIN, SELL and CONVEY unto Grantees, a one-ninth (1/9th) each (collective 33 1/3%) undivided tenancy in common interest in the real property lying and being situated in Shelby County, Alabama, described in Exhibit "A" attached hereto (the "Property"):

The Property is conveyed subject to the following:

1. Taxes and assessments for the current year and subsequent years not yet due and payable.
2. All exceptions, easements, restrictions, rights-of-way and other matters located of record.
3. Encroachments, overlaps, overhangs, unrecorded easements, roadways, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on, or under the property.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances

Shelby County, AL 06/20/2017
State of Alabama
Deed Tax: \$542.50

thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantors hereby covenant and agree with Grantee and its successors and assigns, that each of the Grantors and their successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the Grantors, but not further or otherwise.


IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by and through their respective duly authorized representative as of the 13th day of June 2017.

M3 PROPERTIES, LLC

By: *Jimmy E. Mitchell*
Its: *Linda J. Peacock*

STATE OF ALABAMA)

JEFFERSON COUNTY)


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I, the undersigned, a notary public in and for said county in said state, hereby certify that *Jimmy E. Mitchell*, whose name as manager of M3 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, he, as such partner and with full authority, executed the same voluntarily for and as the act of said company.

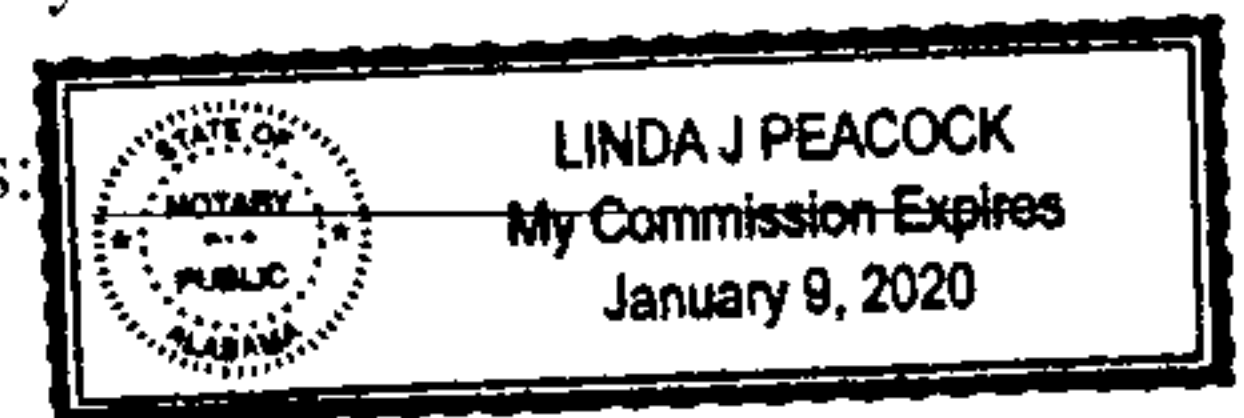
Given under my hand and official seal this 13th day of June 2017.

7

Linda J. Peacock
Notary Public

[NOTARIAL SEAL]

My commission expires:



Grantor's Address

Mitchell Investments, LLP
Attn: Jerry Mitchell
960 Forestdale Blvd.
Birmingham, AL 35214

Grantees' Address

Thomas F. Higgins
3509 Tifton Lane
Opelika, AL 36804

Property Address

1123 First Street North
Alabaster, AL 35007



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Sales Price: \$542,499.00

Date of Sale: June 13, 2017

EXHIBIT "A"
(Legal Description Attached)



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PELHAM CENTER
3569 PELHAM PKWY
PELHAM, AL 35124

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 327.40 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence turn a deflection angle $75^{\circ}52'$ to the left and run Southwesterly along the said Easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the Easterly right of way line of said U.S. Highway No. 31 and the Northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of $80^{\circ}24'10''$ to the left and run Southeasterly along the said Northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of $99^{\circ}41'18''$ to the left and run Northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of $103^{\circ}58'40''$ to the left and run Westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.



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FATC-351
Schedule A
ALTA Owner's Plain Language Policy

First American Title Insurance Company

LEGAL DESCRIPTION

GRAHAM CENTER
1123 FIRST STREET NORTH
ALABASTER, AL 35007



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Issuing Office File No.: 161271

Policy No. FA-83-164032

The North 45 feet of Lot 13, all of Lots 12, 11, and 10, and the South 25 feet of Lot 9, all in Block 2, Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.