

Upon recording return this instrument to:

Shelby Investments, LLC
2464 Glasscott Point
Hoover, Alabama 35226

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Shelby Investments, LLC
2464 Glasscott Point
Hoover, Alabama 35226



20180417000128770 1/5 \$778.00
Shelby Cnty Judge of Probate, AL
04/17/2018 01:57:33 PM FILED/CERT

Shelby County, AL 04/17/2018
State of Alabama
Deed Tax: \$750.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **William W. Fowler, III** and **Sharon F. Sims** as Trustees of the **William W. Fowler, Jr., Real Property Trust** (hereinafter referred to as the "Grantor"), in hand paid by **Shelby Investments, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee, those certain parcels of real estate situated in Jefferson County and Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto to the Grantee, its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions, against which Grantor shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 16th day of April, 2018.

Grantor:

William W. Fowler III

William W. Fowler, III
As Trustee of the
William W. Fowler, Jr., Real Property Trust

Sharon F. Sims

Sharon F. Sims
As Trustee of the
William W. Fowler, Jr., Real Property Trust

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William W. Fowler, III**, whose name as Trustee of the William W. Fowler, Jr., Real Property Trust, 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, in such capacity, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 16th day of April, 2018.

[NOTORIAL SEAL]

Michael R. Kirtz

Notary Public

My commission expires: 1-31-2021

STATE OF ALABAMA)
COUNTY OF Baldwin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sharon F. Sims**, whose name as Trustee of the William W. Fowler, Jr., Real Property Trust, 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, she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 12th day of April, 2018.

[NOTORIAL SEAL]

Sabrina T. Kausel

Notary Public

My commission expires: October 13, 2018



EXHIBIT A

Legal Description of the Property

Parcel 1:

16th All that portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 20 South, Range 4 West, lying South of South Shades Crest Road, being situated in Jefferson County, Alabama.

Parcel 2:

90th The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 21 South, Range 4 West, being situated in Shelby County, Alabama.



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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2018, a lien, but not yet payable, until October 1, 2018, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Easements for rights-of-way for public roads and utilities, if any.



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Real Estate Sales Validation Form

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

Grantor's Name William W. Fowler, Jr. Real
Mailing Address Property Trust
5867 Riverview Drive
Birmingham, AL 35210

Grantee's Name Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, AL 35226

Property Address 5881 South Shades Crest Rd.
Birmingham, AL 35022

Date of Sale April 16, 2018

Total Purchase Price \$ 750,000.00

or

Actual Value \$

or

Assessor's Market Value \$

90% Shelby Co.
10% Jefferson Co.

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 4/16/2018

Print William W. Fowler Jr

Unattested

Sign William W. Fowler Jr

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1