

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )**

Send Tax Notice to:  
Mallory Properties LLC  
2060 Highland Village Bend  
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 10th day of March, 2020, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned

**ROBERT T. MALLORY, JR. (aka ROBERT T. MALLORY, DMD)**, a married man,  
whose mailing address is **2060 Highland Village Bend, Birmingham, Alabama 35242**

(herein referred to as a "**Grantor**"), in hand paid by

**MALLORY PROPERTIES LLC**, an Alabama limited liability company,  
whose mailing address is **2060 Highland Village Bend, Birmingham, Alabama 35242**

(herein referred to as "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee the following described real property situated in Shelby County, Alabama (the "**Property**"; the Property having a property address of **100 Village Place, Helena, Alabama 35080**, and an Assessor's Market Value of **\$335,700**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 13 5 22 4 001 001.156), to-wit:

**A Parcel of land situated in Section 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, Dearing Downs 2<sup>nd</sup> Addition as recorded in Map Book 9, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of said Lot 15 for a distance of 239.72 feet to a point; thence turn an angle to the left of 43 degrees 14 minutes 47 seconds and run in a Northwesterly direction for a distance of 28.00 feet to a point on a curve to the left having a central angle of 44 degrees 46 minutes 46 seconds and a radius of 88.68 feet; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Northeasterly direction along the arc of said curve for a distance of 69.31 feet to a point; thence run tangent to last stated curve for a distance of 137.53 feet to a point on a curve to the left having a central angle of 7 degrees 36 minutes 08 seconds and a radius of 738.57 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 98.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Southwesterly direction for a distance of 31.00 feet to a point; thence turn an angle to**



the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 16.05 feet to the point of beginning; thence continue along last stated course for a distance of 130.62 feet to a point; thence turn an angle to the right of 10 degrees 39 minutes 44 seconds and run in a Northwesterly direction for a distance of 35.90 feet to a point; thence turn an angle to the left of 89 degrees 49 minutes 48 seconds and run in a Southwesterly direction for a distance of 137.84 feet to a point on a curve to the right having a central angle of 2 degrees 47 minutes 12 seconds and a radius of 2,926.51 feet, said point being on the Northeast right-of-way of Shelby County Highway No. 95; thence turn an angle to the left of 88 degrees 00 minutes 30 seconds to the chord of said curve and run in a Southeasterly direction along the arc of said curve and also along said right-of-way for a distance of 142.34 feet to a point; thence turn an angle to the left of 6 degrees 28 minutes 42 seconds from the chord of last stated curve and run in a Southeasterly direction along said right-of-way for a distance of 22.50 feet to a point; thence turn an angle to the left of 85 degrees 40 minutes 34 seconds and run in a Northeasterly direction leaving said right-of-way for a distance of 165.68 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated February 18, 1994.

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns, in fee simple forever.

**NOTES:**

1. The Property hereby conveyed is **NOT** the homestead of the Grantor or the Grantor's spouse.

2. The Property being conveyed hereby was conveyed to Robert T. Mallory, DMD (aka Robert T. Mallory, Jr.) by deed from J. Harris Development Corporation dated August 15, 1994, and recorded on August 22, 1994, in Instrument No. 1994-26019 in the Probate Office of Shelby County, Alabama.


3. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**- Remainder of Page Intentionally Left Blank -  
Grantor Signature Page Follows -**



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal effective as of the date first above written.

GRANTOR:

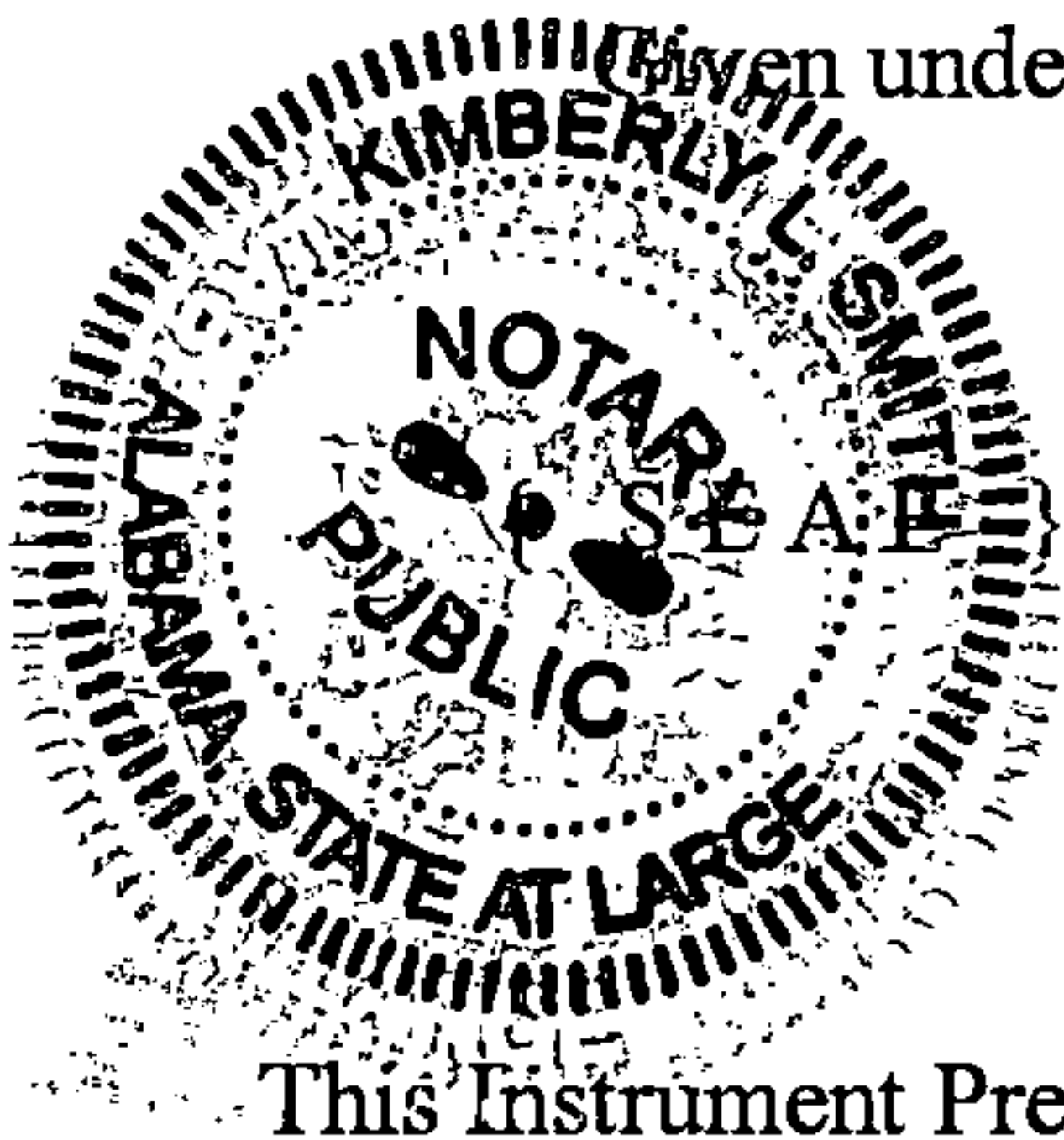
  
Robert T. Mallory, Jr.

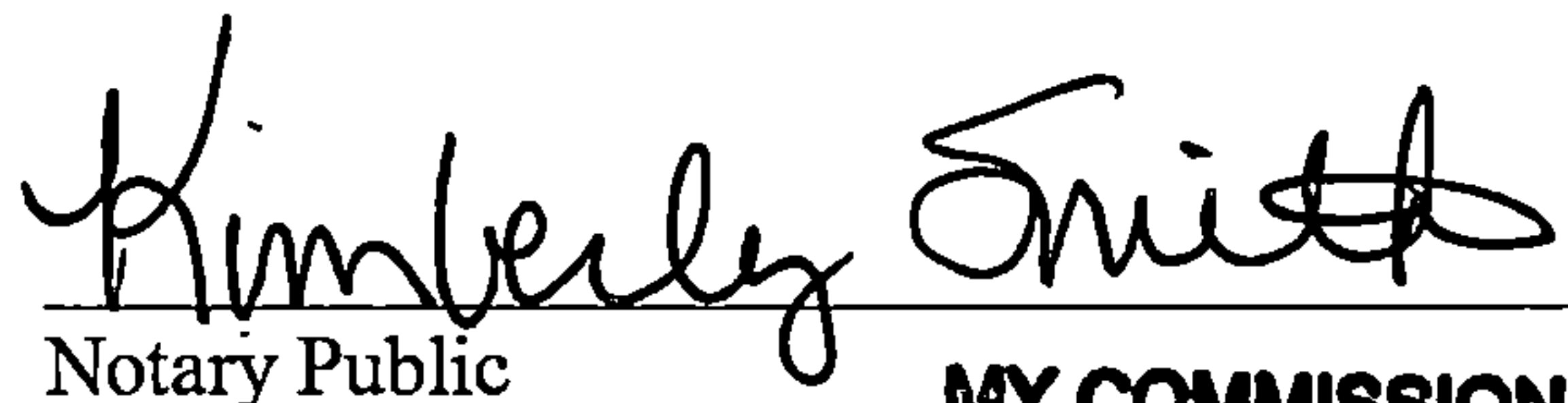
Date of Execution: 3/4/20

STATE OF ALABAMA     )  
COUNTY OF Jefferson     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert T. Mallory, Jr., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he, in his individual capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of March, 2020.



  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 05/02/2023

This Instrument Prepared By:  
Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



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Shelby Cnty Judge of Probate, AL  
03/10/2020 03:09:10 PM FILED/CERT