

This instrument prepared by
Philip F. West, Esq.
Mountainprize, Inc.
200 Galleria Parkway, S.E.,
Suite 900
Atlanta, GA 30339

STATE OF GA
COUNTY DeKalb

GENERAL WARRANTY DEED

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HEATHER WHITE DOOLEY, Executrix of the Last Will and Testament of Houston Eugene White, Probate Court of St. Clair County, Alabama, Case Number S-2019-464**, whose address is 3019 Ringle Road, Atlanta, Georgia 30341 (herein GRANTOR), does hereby grant, bargain, sell and convey unto **MOUNTAINPRIZE, INC.**, a Georgia corporation, whose address is 200 Galleria Parkway, S.E., Suite 900, Atlanta, Georgia 30339 (herein GRANTEE), its successors and/or assigns, the real property situated in Shelby County, Alabama, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said GRANTEE, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the GRANTEE, its successors and/or assigns as aforesaid.


Grantor herein affirms that the above described property is not her homestead.

AND THE UNDERSIGNED, GRANTOR, for self, heirs, executors and administrators does hereby and in consideration of the premises, warrants and will forever, defend the title to the above described property against the lawful claims of all persons whomsoever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Heather White Dooley, Executrix of the Last Will and Testament of Houston Eugene White	Mountainprize, Inc.
3019 Ringle Road Atlanta, Georgia 30341	200 Galleria Parkway, SE, Suite 900 Atlanta, GA 30339

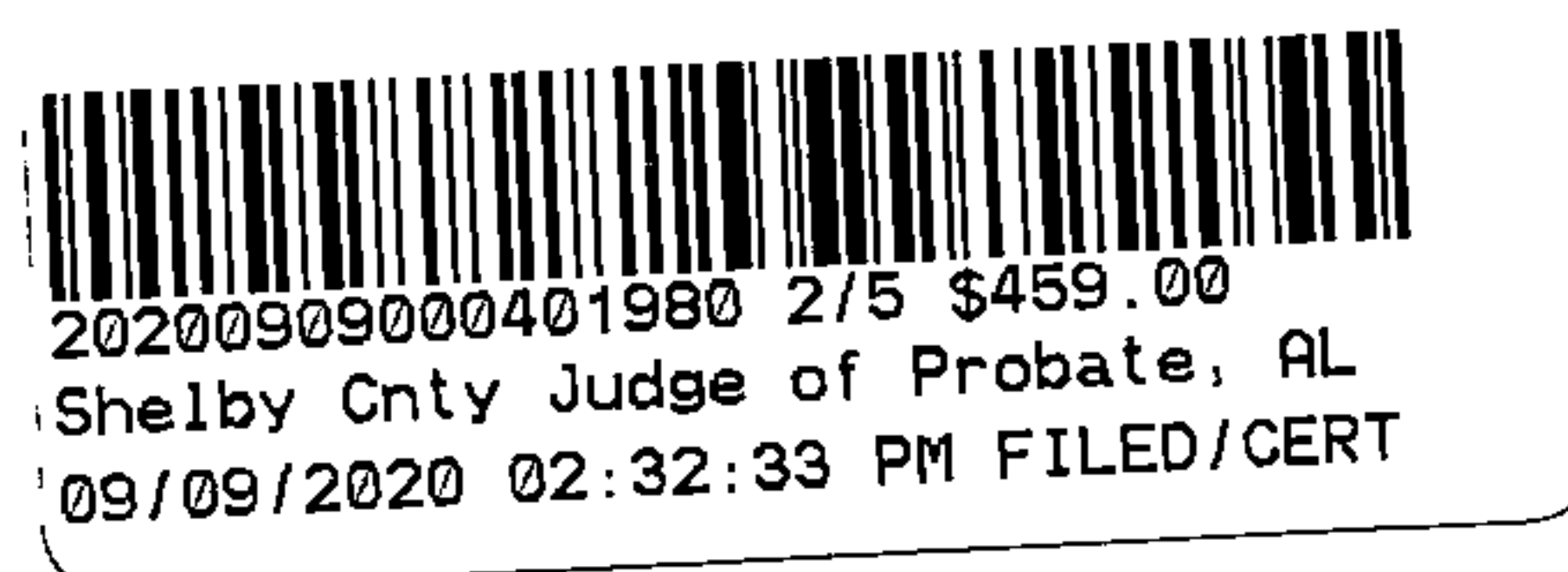
Shelby County, AL 09/09/2020
State of Alabama
Deed Tax: \$425.00


20200909000401980 1/5 \$459.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:33 PM FILED/CERT

Property Address:	22 Memory Lane Alabaster, Alabama 35007
Date of Sale:	8/31/2020
Purchase Price:	\$425,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

The remainder of this page left intentionally blank.

(Signatures appear on the next page)



IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 26 day of August, 2020

GRANTOR:

*Heather White Dooley, Executrix of
the last will & testament of Houston Eugene
White*

**HEATHER WHITE DOOLEY, Executrix of the
Last Will and Testament of Houston Eugene White,
Probate Court of St. Clair County, Alabama, Case
Number S-2019-464**

STATE OF GA

COUNTY Duval

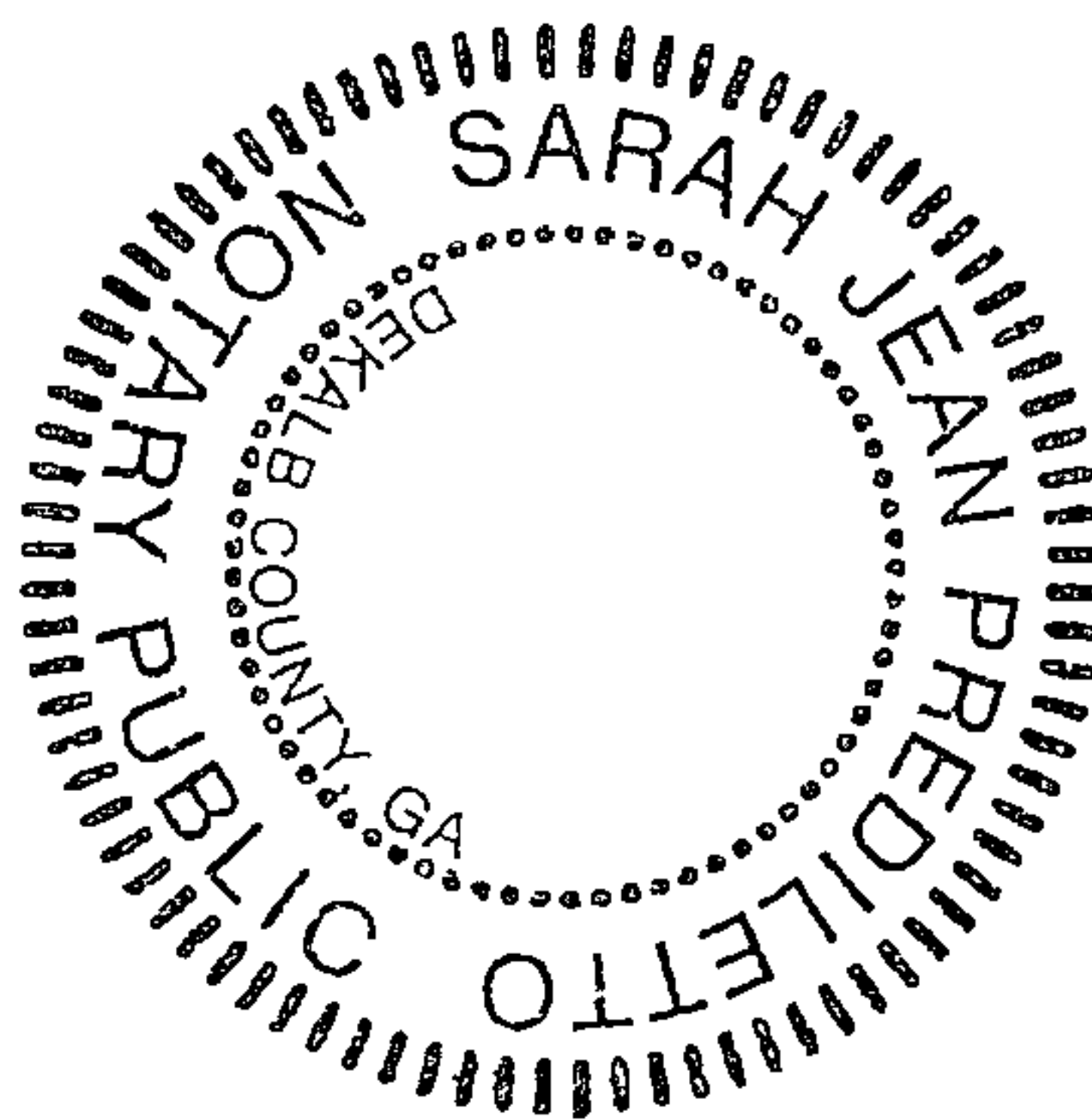
I, the undersigned authority, Notary Public in and for said County, in said State, do hereby certify that HEATHER WHITE DOOLEY, whose name as Executrix of the Last Will and Testament of Houston Eugene White, Probate Court of St. Clair County, Alabama, Case Number S-2019-464, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Executrix, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 26 day of August, 2020.

Sarah Jean Prediletto

NOTARY PUBLIC

My Commission Expires: 11/19/2022



Tax statements for real property
should be sent to:

MOUNTAINPRIZE, INC.
200 Galleria Parkway, SE, Suite 900
Atlanta, Georgia 30339

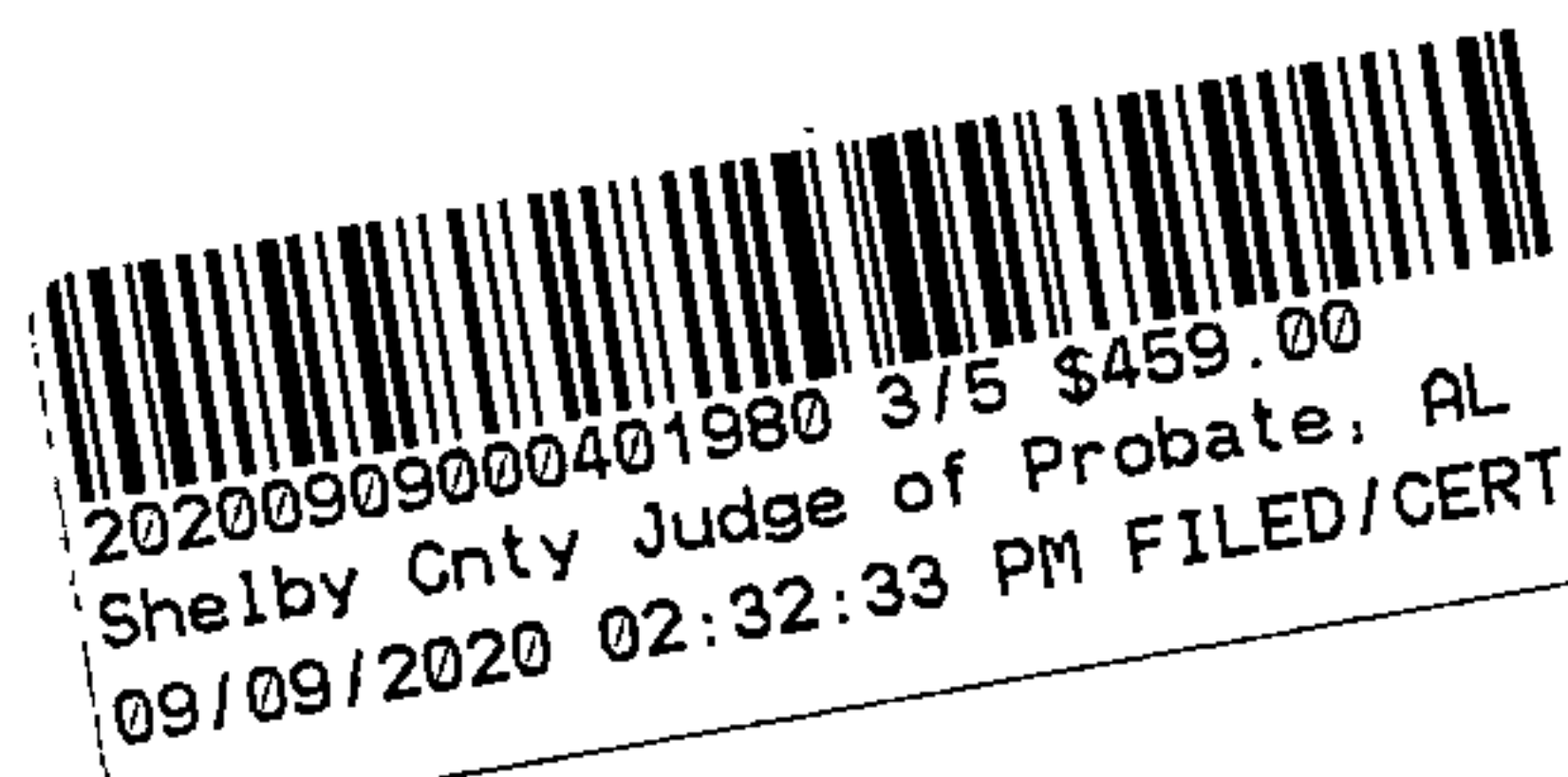



EXHIBIT A

Legal Description

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, being the same land described in a deed to Jessie White, recorded in Deed Book 128, at page 485, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 12; Thence N 88°59'21" W, along the North line of said Sixteenth Section, a distance of 786.64 feet to point; thence S 00°11'28" E, a distance of 237.12 feet to a car jack, found, on the Southwest right-of-way of U.S. Highway No. 31 and the point of beginning; Thence S 00°11'28" E, a distance of 295.95 feet, to a 3/4" pipe, found; Thence N 85°18'34" E, a distance of 173.33 feet to a square head bolt, found; Thence N 83°51'38" E, a distance of 84.39 feet to a 2" flat iron bar, found; Thence N 12°06'44" W, a distance of 15.93 feet to a 1" pipe, found, on the Southwest right-of-way of U.S. Highway No. 31; Thence N 44°40'46" W, along said right-of-way, a distance of 361.67 feet to the point of beginning. Containing approximately 0.912 acres of land.


20200909000401980 4/5 \$459.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:33 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	Heather White Dooley, Executrix of the Last Will and Testament of Houston	Grantee's Name	Mountainprize, Inc.
Mailing Address	Eugene White, Probate Court of St. Clair Co. AL, Case No. S-2019-464	Mailing Address	200 Galleria Parkway, S.E., Ste 900
	3019 Ringle Rd., Atlanta, GA 30341		Atlanta, GA 30339
Property Address	22 Memory Lane	Date of Sale	August 31, 2020
	Alabaster, AL 35007	Total Purchase Price \$	425,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

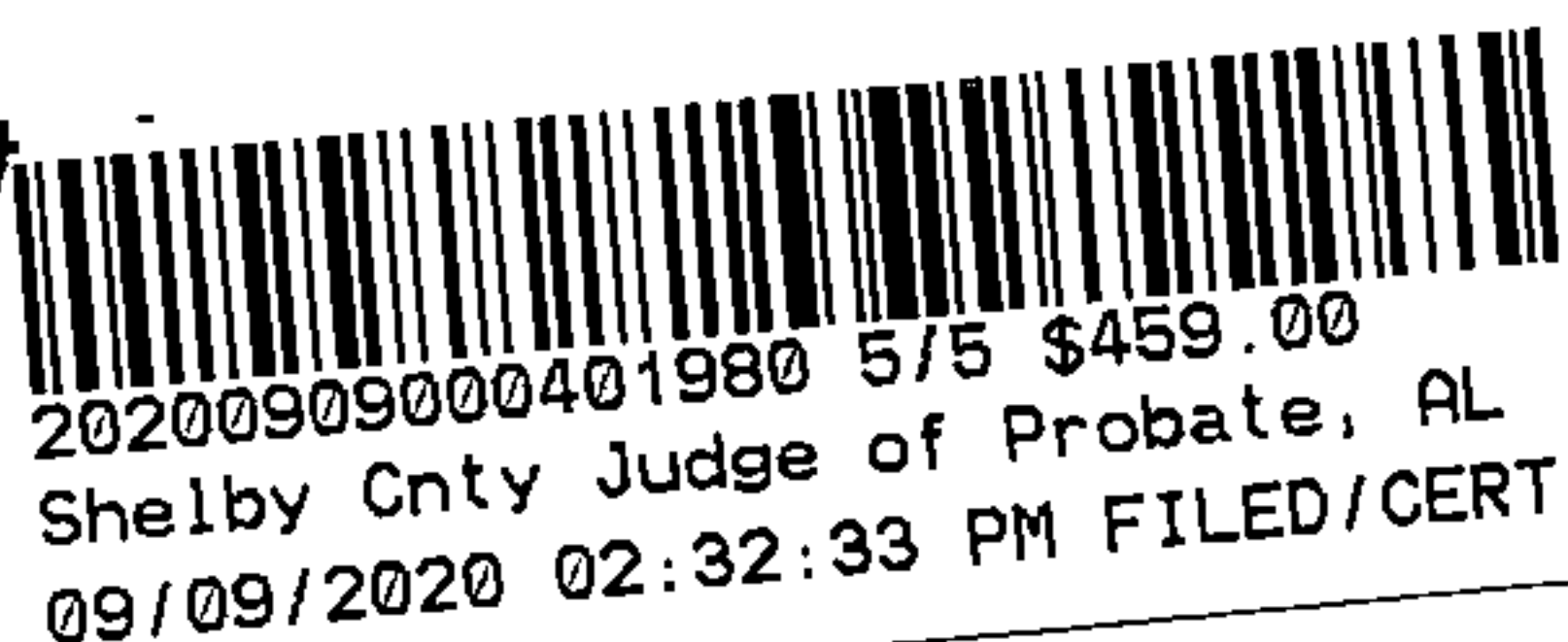
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/26/2020

Unattested



Print Heather White Dooley, Executrix of the Last Will + Testament of Eugene White
Sign Heather White Dooley, Executrix of the Last Will + Testament of Eugene White
(Grantor/Grantee/Owner/Agent) circle one Grantor

Form RT-1