

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Venture South, LLC
1401 Doug Baker Blvd. Suite 107-206
Birmingham, AL 35242
Property Address is: 206 Butler St.
Columbiana, Al 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and No/100---- (\$80,000.00) Dollars
As Evidenced by closing statement.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Ryan Schaefer and April Schaefer, a married couple
(Whose address is 23026 S.D. Highway 273, Kennebec, SD 57544)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Venture South, LLC
(Whose address is 1401 Dougaker Blvd. Suite 107-206, Birmingham, AL 35242)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A" for legal description.

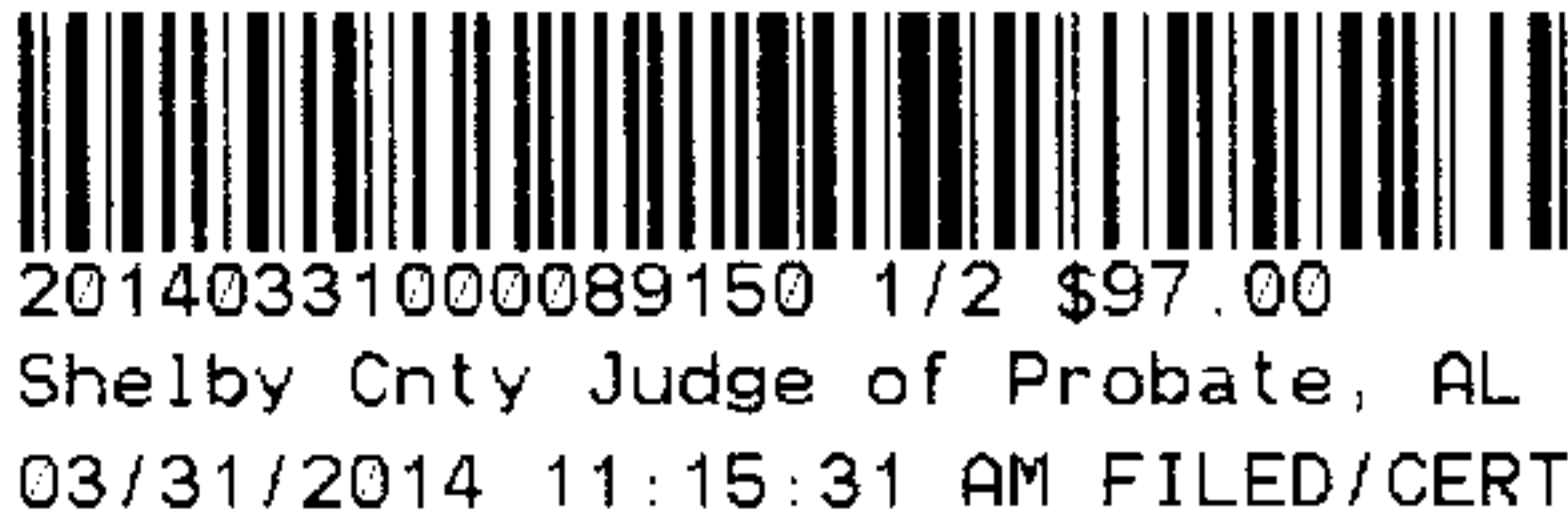
Subject to: current taxes, easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee
simple of said premises; that they are free from all 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 17th day
of March, 2013.

Ryan Schaefer (Seal)
Ryan Schaefer

April Schaefer (Seal)
April Schaefer



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
that Ryan Schaefer and April Schaefer, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the conveyance, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 17th day of March, A. D., 2013.

My Commission Expires: 4-21-16

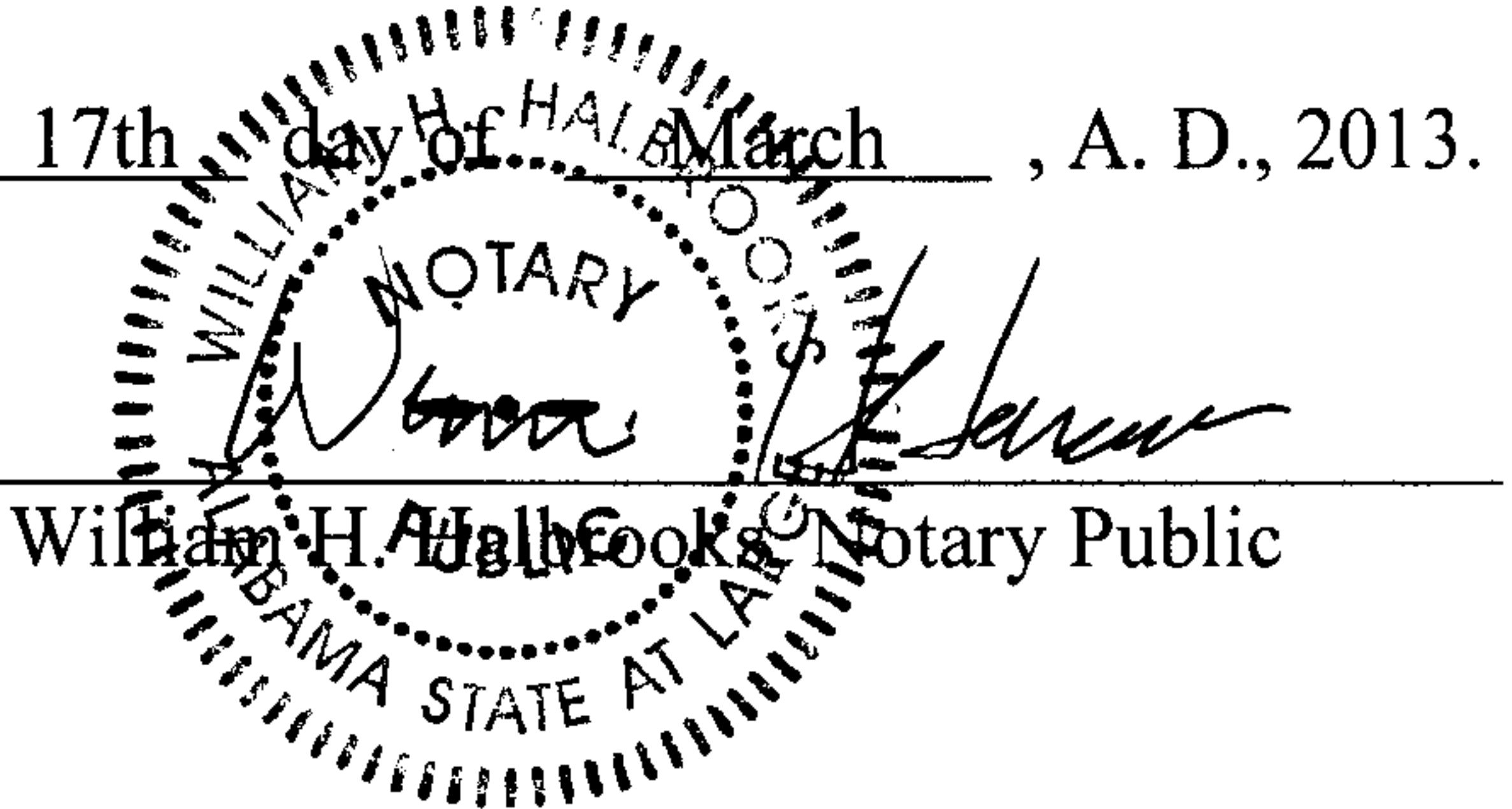


Exhibit "A"

Attached Legal Description

Commence at the SE corner of SW 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West; thence South 88 degrees 30 minutes West 32 feet to point on the West line of Collins Street; thence turn an angle of 89 degrees 30 minutes to the right and run 30 feet to the point of beginning; thence continue North along said West line of Collins Street 179 feet; thence turn an angle of 89 degrees 30 minutes left and run 322 feet to pipe at NE corner of J. M. Butler's lot; thence turn an angle of 90 degrees 30 minutes left along said Butler's East line 179 feet; thence turn an angle of 89 degrees 30 minutes left and run 322 feet to point of beginning.

LESS AND EXCEPT the following:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South section line 354.0 feet; thence turn right 89 degrees 30 minutes a distance of 20.0 feet to the North side of Butler Street and the point of beginning; thence continue last course a distance of 190.0 feet; thence turn right 170 degrees 02 minutes 43 seconds a distance of 193.20 feet to the North side of Butler Street; thence turn right 100 degrees 27 minutes 17 seconds a distance of 33.40 feet along Butler Street to the point of beginning.

All situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
03/31/2014 11:15:31 AM FILED/CERT