Send Tax Notice To: This instrument was prepared by: Shelby Chty Judge of Probate: AL David M. King, Jr. William H. Halbrooks, Attorney 11/13/2014 10:45:53 AM FILED/CERT 206 Butler Street #1 Independence Plaza - Suite 704 Columbiana, AL 35051 Birmingham, AL 35209 (Also Property Address)

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, COUNTY OF SHELBY

That in consideration of One Hundred Nineteen Thousand and no/100 (119,000.00) Dollars As evidenced by closing statement.

a limited liability company, Venture South, LLC, to the undersigned grantor, (Whose address is 1401 Doug Baker Blvd., Birmingham, AL 35242)

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and David M. King, Jr. and Sharmon D. King convey unto (Whose address is the property address)

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See Attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

\$ 116,844.00 of the purchases price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

	-		RANTOR, by its <u>Member</u> veyance, has hereto set its signature and seal, this
the <u>20th</u>	day of Oct	ober	_, 2014.
ATTEST:	Shelby County: AL 11/13/2014 State of Alabama Deed Tax:\$2.50		Venture South, LLC Ry:
<u> </u>			Todd Murphy, Member
STATE OF A	LABAMA)	
COUNTY OF)	
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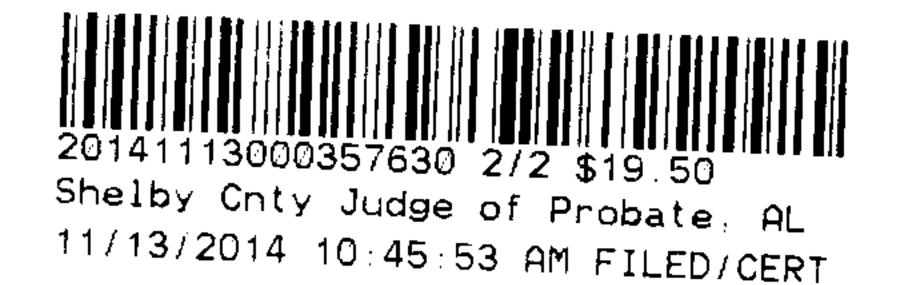
I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby certify that Todd Murphy, whose name as Member of Venture South, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

day of Given under my hand and official seal, this the 20th

My Commission Expires: 4/21/16

William H. Halbrooks Noi

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.