

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 1990 Cherokee Road, Alexander City, Alabama 35010
Grantee(s) Address: 426 Oak Ridge Road, Dadeville, Alabama 36853
Property Address: Multiple Vacant Lots
Contract/ Purchase Price: \$100,000.00
The Grantors herein, by their signatures to this deed, certify that the above information is true and correct

THE STATE OF ALABAMA } WARRANTY DEED
COUNTY OF SHELBY }

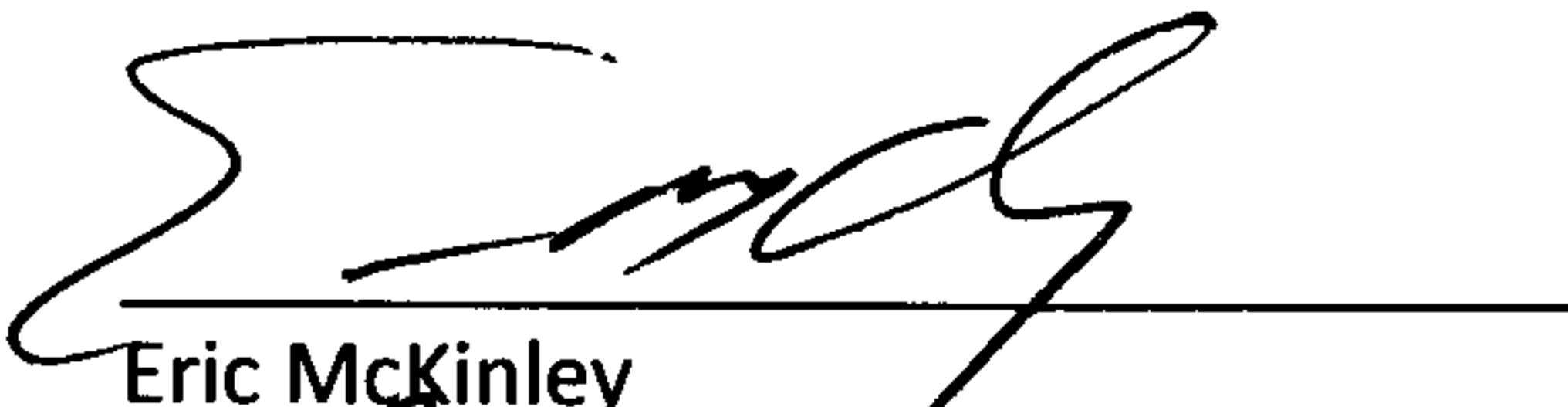

FOR AND IN CONSIDERATION of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the undersigned, Eric McKinley and Andrew McGreer, each a married man who owns subject property separate from our spouses' homesteads or residences, (hereinafter referred to as "Grantors"), hereby give, grant, bargain, sell and convey unto Lake Martin Investment Group, LLC., (hereinafter referred to as "Grantee"), all of our right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

See Attached Exhibits

Prior Deed Reference: No title opinion requested and none given.

To have and to hold the aforesaid premises to said grantee, its successors and assigns, to its use and behoof, forever. I covenant with the said grantee, its successors and assigns that I am lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that I have a good right to sell and convey the property to the said grantee, its successors and assigns and I hereby warrant and covenant to defend title to the property to the said grantee, its successors and assigns, against the lawful claims and demands of all persons.

Dated the 12 day of February, 2015.

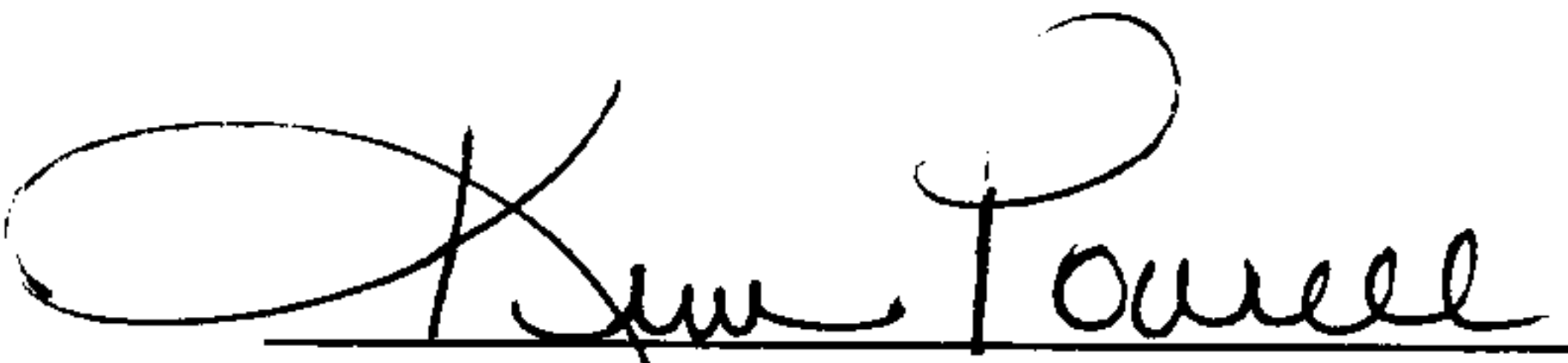

Eric McKinley

Andrew McGreer

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

Shelby County, AL 02/17/2015
State of Alabama
Deed Tax:\$100.00

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Eric McKinley and Andrew McGreer, whose names are signed to the foregoing Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the same voluntarily on the day the same bears date.

Dated this 12 day of February, 2015.


Notary Public

My Commission Expires: 2-28-17

THIS INSTRUMENT WAS PREPARED BY:
Gregory D. Harrelson
Attorney At Law
2060 Cherokee Road
Alexander City, Alabama 35010



20150217000049690 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
02/17/2015 11:45:04 AM FILED/CERT

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL I:

The following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence turn Eastwardly along the North line for a distance of 863.88 feet for the point of beginning; thence continue along last described course for a distance of 271.30 feet; thence turn an angle to the right of 84°42'14" for a distance of 1347.12 feet to the South line of said 1/4 1/4; thence turn an angle to the right of 95°27'20" along said South line for a distance of 277.50 feet; thence turn an angle to the right of 84°48'15" for a distance of 1345.81 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL II:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of said Section 6; thence North 87°20'08" West a distance of 1319.15 feet to the Point of Beginning; thence South 01°39'30" East a distance of 742.37 feet; thence North 87°12'15" West a distance of 278.23 feet; thence North 01°17'04" West a distance of 741.39 feet; thence South 87°20'08" East a distance of 270.33 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL III:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the SE 1/4 of the NE 1/4 of said Section 6; thence North 87°20'08" West a distance of 1319.15 feet; thence South 01°39'30" East a distance of 742.37 feet; thence South 01°58'59" East a distance of 585.36 feet; thence South 87°38'13" East a distance of 1216.85 feet; thence North 01°49'04" West a distance of 160.00 feet; thence South 87°38'13" East a distance of 100.00 feet; thence North 01°43'22" West a distance of 201.27 feet; thence North 01°48'38" West a distance of 166.11 feet; thence North 01°42'08" West a distance of 804.26 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.



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Continued:

PARCEL IV:

Part of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3 inch open top iron pipe found to be the most Southerly corner of Lot 4, the round table, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, page 38, and looking in a Northerly direction along the West line of said Lot 4 at the NW corner of said Lot 4, turn an angle to the left of $85^{\circ}54'13''$ and run in a Westerly direction for a distance of 1316.72 feet to a point on the North right of way line of Shelby County Highway No. 22 (being 40 feet from the center of said road) and being marked by an existing iron rebar set by Weygand and being the point of beginning; thence run in a Westerly direction along the North right of way line of said Shelby County Highway No. 22 for a distance of 279.01 feet to an existing iron rebar set by Wheeler; thence turn an angle to the right of $85^{\circ}30'27''$ and run in a Northerly direction for a distance of 585.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $94^{\circ}26'12''$ and run in an Easterly direction for a distance of 275.19 feet to an existing iron rebar set by Weygand and being 1.8 feet West of an existing fence; thence turn an angle to the right of $85^{\circ}11'36''$ and run in a Southerly direction for a distance of 586.20 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land located in the South $1/2$ of the NE $1/4$ of Section 6, Township 22 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of the SW $1/4$ of the NE $1/4$ of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said $1/4 - 1/4$ section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, page 90, in the Office of the Judge of Probate in Shelby County, Alabama; thence a deflection angle right from the last described course of $88^{\circ}07'59''$ in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heavenly Family Subdivision a distance of 1325.98 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an angle to the right from the last described course of $84^{\circ}03'23''$ in an Easterly direction and along said right of way line a distance of 275.19 feet; thence an angle to the right from the last described course of $85^{\circ}30'21''$ in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course of $89^{\circ}33'44''$ in an Easterly direction a distance of 8.35 feet to the Point of Beginning; thence an exterior angle to the right from the last described course of $90^{\circ}00'00''$ in a Northerly direction a distance of 90.45 feet; thence an interior angle to the left from the last described course of $105^{\circ}06'44''$ in a Northeasterly direction a distance of 190.34 feet; thence an interior angle to the left from the last described course of $90^{\circ}00'00''$ in a Southeasterly direction a distance of 47.55 feet to the beginning of a curve to the left having a radius of 50.00 feet and a central angle of $35^{\circ}55'38''$; thence in a Southeasterly direction along said curve and tangent to last described course an arc distance of 31.35 feet; thence an interior angle to the left from the chord of last described curve of $107^{\circ}57'49''$ in a Southwesterly direction a distance of 142.95 feet; thence an interior angle to the left from the last described course of $108^{\circ}43'25''$ in a Northwesterly direction a distance of 130.39 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.