

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jack Donovan and Wade Boothe
161 Lakeland Ridge
Chelsea, AL 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20150223000054790
02/23/2015 08:10:00 AM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Dargin Properties, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jack Donovan and Wade Boothe** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

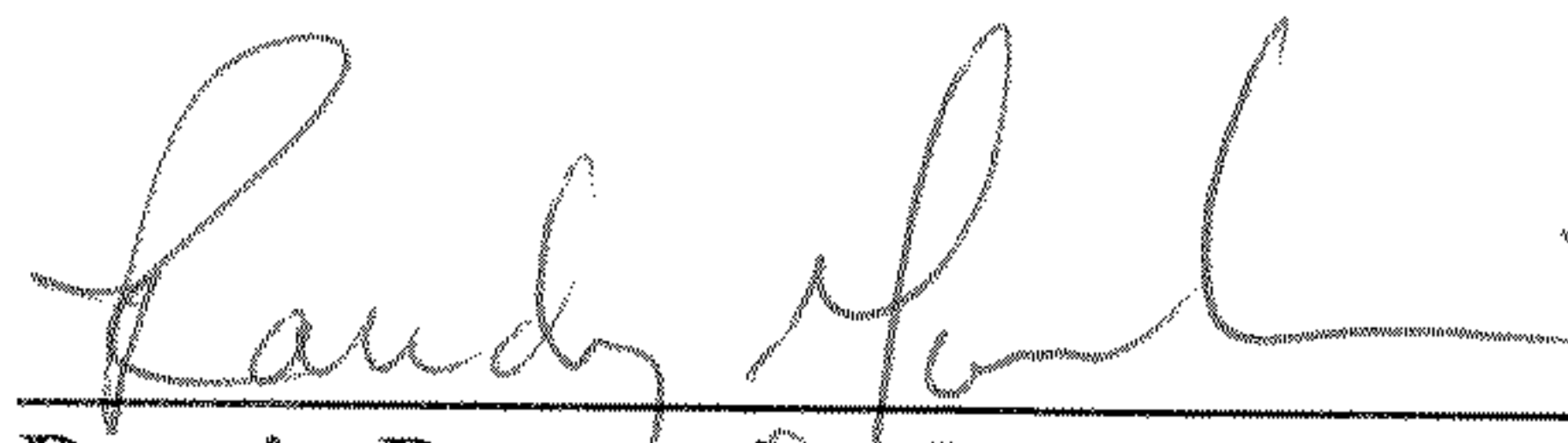
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor Dargin Properties, LLC, by Randy Goodwin, its Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 17th day of February, 2015.



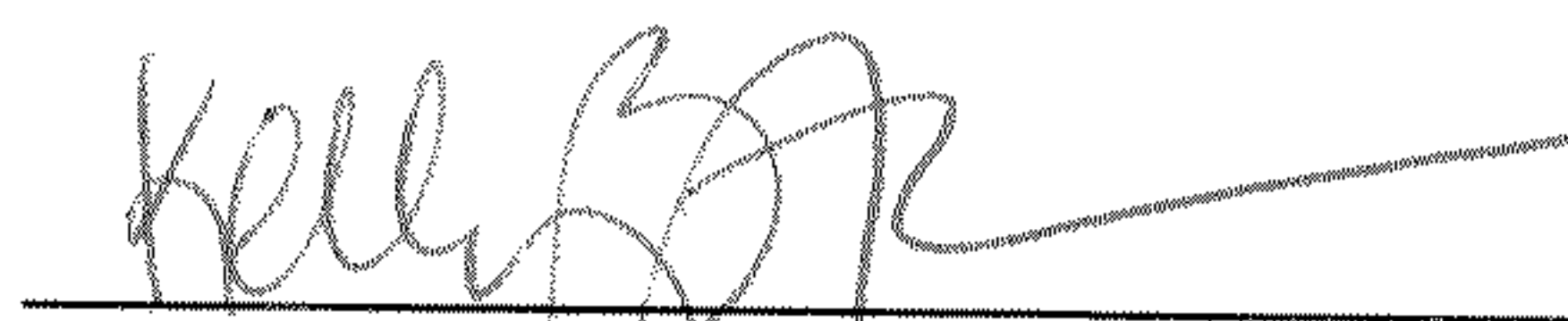
**Dargin Properties, LLC
By: Randy Goodwin
Its: Member**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Randy Goodwin, whose name as Member of Dargin Properties, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 17th day of February, 2015.

**KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018**



**Notary Public
My Commission Expires: 10-21-2018**

EXHIBIT "A"

PARCEL I:

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West; thence South 89 degrees 21 minutes 49 seconds East, a distance of 991.78 feet to the Point of Beginning; thence South 89 degrees 21 minutes 49 seconds East, a distance of 329.25 feet; thence North 00 degrees 54 minutes 42 seconds East, a distance of 1092.47 feet; thence a distance of 179.68 feet; thence North 00 degrees 53 minutes 12 seconds East, a distance of 2.55 feet; thence North 89 degrees 06 minutes 48 seconds West, a distance of 100.00 feet; thence South 50 degrees 41 minutes 22 seconds West, a distance of 83.77 feet; thence South 00 degrees 53 minutes 12 seconds West a distance of 120.00 feet; thence South 18 degrees 54 minutes 59 seconds East, a distance of 63.77 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 420.00 feet; thence South 23 degrees 30 minutes 33 seconds East a distance of 130.00 feet; thence South 00 degrees 53 minutes 33 seconds West, a distance of 316.42 feet to the Point of Beginning.

PARCEL II:

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West; thence South 89 degrees 21 minutes 49 seconds East, a distance of 660.95 feet to the Point of Beginning; thence North 00 degrees 54 minutes 59 seconds East, a distance of 1758.22 feet; thence South 56 degrees 55 minutes 46 seconds East, a distance of 76.27 feet; thence North 33 degrees 04 minutes 14 seconds East, a distance of 105.78 feet; thence North 77 degrees 23 minutes 00 seconds East, a distance of 246.20 feet; thence South 06 degrees 27 minutes 22 seconds East, a distance of 154.20 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 613.82 feet; thence South 20 degrees 41 minutes 22 seconds West, a distance of 63.77 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 120.00 feet; thence South 18 degrees 54 minutes 59 seconds East, a distance of 63.77 feet; thence South 00 degrees 53 minutes 21 seconds West, a distance of 420.00 feet; thence South 23 degrees 30 minutes 33 seconds East, a distance of 130.00 feet; thence South 00 degrees 53 minutes 33 seconds West, a distance of 316.42 feet; thence North 89 degrees 21 minutes 49 seconds West a distance of 330.87 feet to the Point of Beginning.

Being a part of Lots 17, 18, 19 and 20, according to the Survey of Caleriana Farms, as recorded in Map Book 3, Page 112, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 71A, 72A, 73A, 74A, 75A, 76A, 77A, 112A, 113A, 114A, 115A, 116A, 117A and 118A, according to a Resurvey of Stonebriar Phase I, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

Parcel #:

28-6-23-0-000-007.000 and 28-6-23-0-000-008.000 and 28-6-14-0-000-011.000 and 28-6-14-0-000-013.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dargin Properties, LLC
Mailing Address 1255 - 8th Ave., Ste. C
Calera, AL 35040

Grantee's Name Jack Donovan
Mailing Address Wade Boothe
161 Lakeland Ridge
Chelsea, AL 35043

Property Address Part of Lots 17, 18, 19, 20
Caleriana Farms
Calera, AL 35040

Date of Sale 2/17/15
Total Purchase Price \$ 130,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20150223000054790 02/23/2015

08:10:00 AM DEEDS 3/3

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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 2/17/15

Print Kelly B. Furgerson

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2015 08:10:00 AM
\$150.00 CHERRY
20150223000054790

[Signature]