

**A MORTGAGE SECURED BY SAID PROPERTY IS EXECUTED SIMULTANEOUSLY HEREWITH.**

**Mail Tax Notice to:**

Scurlock, LLC  
2836 Shook Hill Road  
Birmingham, AL 35223  
Attention: Elton B. Stephens, Jr.


**This document prepared by:**

Michael M. Partain, Esq.  
Michael M. Partain, LLC  
The Kress Building  
301 Nineteenth North, Suite 501  
Birmingham, Alabama 35203

**Upon recording return to:**

Scurlock, LLC  
2836 Shook Hill Road  
Birmingham, AL 35223  
Attention: Elton B. Stephens, Jr.

**STATE OF ALABAMA       §**  
**COUNTY OF BIBB       §**  
**COUNTY OF SHELBY     §**

  
20151019000364940 1/9 \$39.00  
Shelby Cnty Judge of Probate, AL  
10/19/2015 03:39:19 PM FILED/CERT

RPB       309       745  
Recorded In Above Book and Page  
10/19/2015 02:02:51 PM  
Stephanie W. Kemmer  
Probate Judge  
Bibb County, Alabama

Deed Tax	896.00
Recording Fee	30.50
<b>TOTAL</b>	<b>926.50</b>

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT, LESLIE A. STEPHENS**, a married adult person (owner of Parcels II and III described herein), and **ELTON B. STEPHENS, JR.** (also known as Elton B. Stephens), a married adult person (owner of Parcels IV, V, VI, and VII described herein), herein collectively referred to as "Grantors", for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) cash in hand paid by **SCURLOCK, LLC**, an Alabama limited liability company, herein referred to as the "Grantee", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantors, do by these presents, grant, bargain, sell, and convey unto the Grantee their respective parcels of real property situated in Bibb County and in Shelby County, Alabama, as more particularly described on **EXHIBIT A** attached hereto and made a part hereof, including any improvements located thereon (collectively, the "Property").

The Property does not constitute the homestead of the Grantors.

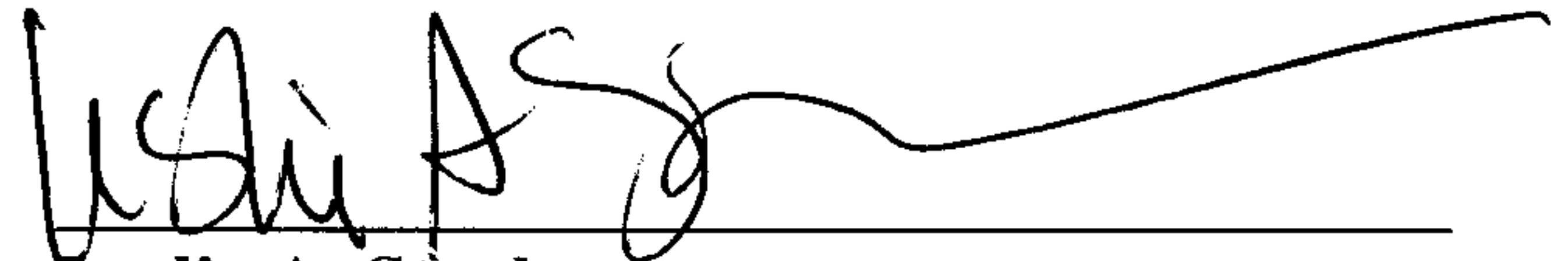
**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

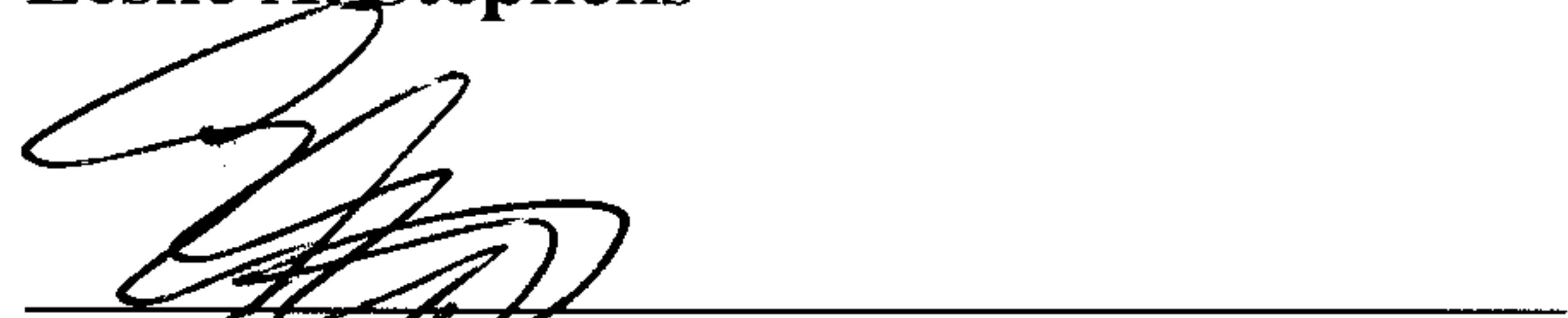
The Grantors do hereby covenant that the Grantors are lawfully seized and possessed of their respective parcels of the Property and have the right and lawful authority to sell and convey their respective parcels of the Property. The Grantors do hereby warrant the title to their respective parcels of the Property, and will defend the same against the lawful claims of all persons and that Property is free and clear of all encumbrances except for the Permitted Exceptions set forth in **EXHIBIT B** attached hereto and made a part hereof, against which Grantor shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, Grantors have executed these presents on this the 14<sup>th</sup> day of October, 2015.

**GRANTORS:**

  
\_\_\_\_\_  
Leslie A. Stephens

  
\_\_\_\_\_  
Elton B. Stephens, Jr.  
(also known as Elton B. Stephens)

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for the State and County certify that **Leslie A. Stephens**, a married adult person, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day and year the same bears date.

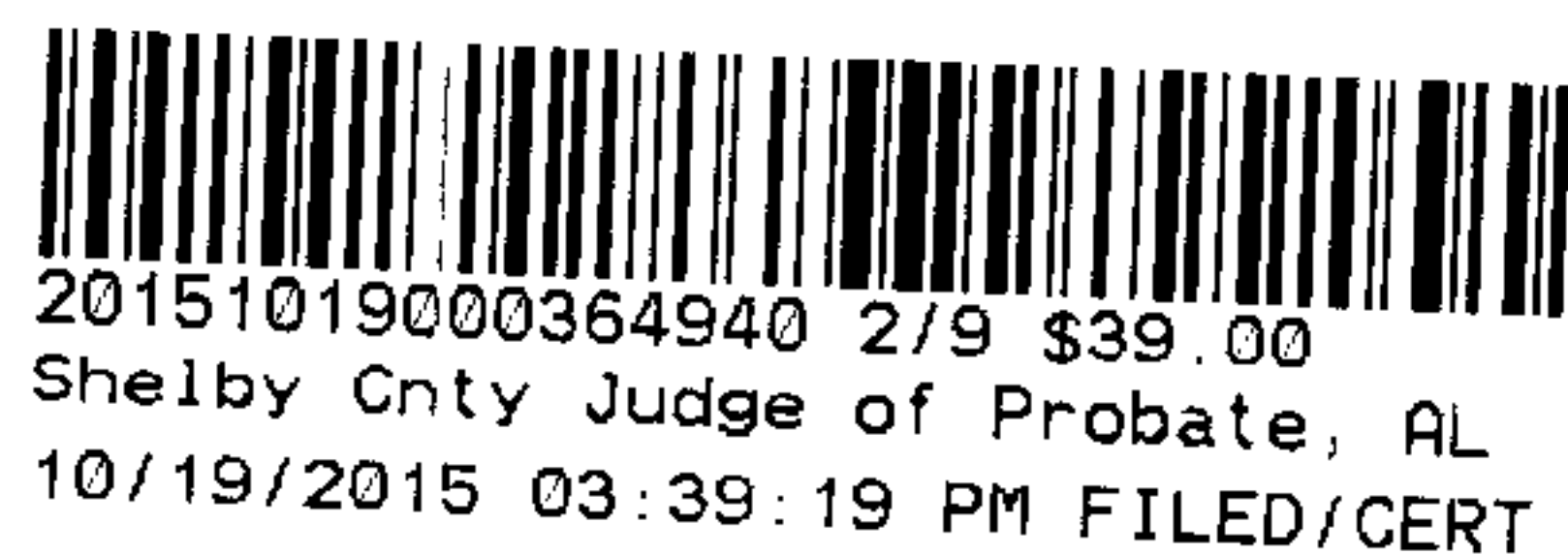
Given under my hand and official seal on this 14<sup>th</sup> day of October, 2015.

{NOTORIAL SEAL}

  
\_\_\_\_\_  
Notary Public

My commission expires: 2-25-17

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )



I, the undersigned, a Notary Public in and for the State and County certify that **Elton B. Stephens, Jr.** (also known as Elton B. Stephens), a married adult person, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 14<sup>th</sup> day of October, 2015.

{NOTORIAL SEAL}

  
\_\_\_\_\_  
Notary Public

My commission expires: 2-25-17



## EXHIBIT A

### Legal Description of the Property

#### Parcel I:

Part of Section 23, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying South and West of Shades Creek.

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North and West and Shades Creek

Part of Section 23, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying North of Shades Creek

Part of Section 26, Township 21 South, Range 5 West of the Huntsville Meridian, situated in Bibb County, Alabama as follows:

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying West of Shades Creek and North of the private road that fords the creek

#### PARCEL II:

The SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , Section 26, Township 21 South, Range 5 West, situated in Bibb County, Alabama.

LESS AND EXCEPT Deed Book 126, Page 1022, recorded in Probate Office Bibb County, Alabama.

TOGETHER WITH A FIFTY FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT over and across part of the Southwest quarter of the Northwest quarter of Section 26, Township 21 South, Range 5 West and part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 21 South, Range 5 West, Bibb county, Alabama, being 25 feet either side of and adjacent to the following described centerline: Start at an iron pipe found marking the Northeast corner of said Southwest Quarter of the Northwest quarter; thence run in a southerly direction along a yellow painted line for a distance of 467.44 feet to a capped rebar set marking the POINT OF BEGINNING of said easement; thence with a deflection angle of 87 degrees 14 minutes to the right, run in a westerly direction along said centerline for a distance of 50.75 feet to a point; thence with a deflection angle of 21 degrees 05 minutes to the right, run in a northwesterly direction along said centerline for a distance of 338.69 feet to a point; thence with a deflection angle of 00 degrees 44 minutes to the left, continue in a northwesterly direction along said centerline for a distance of 85.75 feet to a point; thence with a deflection angle of 04 degrees 46 minutes to the right, continue in a northwesterly direction along said centerline for a distance of 133.94 feet to a point; thence with a deflection angle of 59 degrees 29 minutes to the right, run in a northerly direction along said centerline for a distance of 138.31 feet to a point; thence with a deflection angle of 23 degrees 51 minutes to the left, run in a northwesterly direction along said centerline for a distance of 67.19 feet to a point; thence with a deflection angle of 48 degrees 05 minutes to the left, continue in a northwesterly direction along said centerline for a distance of 185.25 feet to a point; thence with a deflection angle of 21 degrees 15 minutes to the left run in a southwesterly direction along said centerline for a distance of 194.27 feet to a point; thence with a deflection angle of 10 degrees 32





minutes to the right, continue in a southwesterly direction along said centerline for a distance of 142.99 feet to a point; thence with a deflection angle of 15 degrees 12 minutes to the left, continue in a southwesterly direction along said centerline for a distance of 257.76 feet to a point; thence with a deflection angle of 10 degrees 29 minutes to the right, continue in a southwesterly direction along said centerline for a distance of 189.45 feet to a point; thence with a deflection angle of 29 degrees 11 minutes to the right, run in a northwesterly direction along said centerline for a distance of 72.84 feet to a point; thence with a deflection angle of 09 degrees 54 minutes to the right, continue in a northwesterly direction along said centerline for a distance of 88.52 feet to a point; thence with a deflection angle of 39 degrees 03 minutes to the left, run in a southwesterly direction along said centerline for a distance of 34.12 feet to the East right of way margin of Bibb County Road No. 21 (forth feet from centerline), also being the POINT OF ENDING.

**PARCEL III:**

That portion of the E 1/2 of the NE 1/4 lying West of Shades Creek and that portion of the NE 1/4 of the SE 1/4 lying West of Shades Creek and the Cahaba River, all in Section 26, Township 21 South, Range 5 West.

Situated in Shelby County, Alabama.

**PARCEL IV:**

NE 1/4 of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 26, Township 21 South, Range 5 West in Bibb County, Alabama.

**PARCEL V:**

SW 1/4 of NW 1/4 of Section 26, Township 21 South, Range 5 West in Bibb County, Alabama, which lies South of the below said easement boundary:

A fifty foot ingress/egress easement over and across part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 5 West and part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 21 South, Range 5 West, Bibb County, Alabama, being 25 feet either side of and adjacent to the following described centerline: Start at an iron pipe found marking the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence run in a Southerly direction along a yellow painted line for a distance of 467.44 feet to a capped rebar set marking the POINT OF BEGINNING of said easement; thence with a deflection angle of 87 degrees 14 minutes to the right, run in a Westerly direction along said centerline for a distance of 50.75 feet to a point; thence with a deflection angle of 21 degrees 05 minutes to the right, run in a Northwesterly direction along said centerline for a distance of 338.69 feet to a point; thence with a deflection angle of 00 degrees 44 minutes to the left, continue in a Northwesterly direction along said centerline for a distance of 85.75 feet to a point; thence with a deflection angle of 04 degrees 46 minutes to the right, continue in a Northwesterly direction along said centerline for a distance of 133.94 feet to a point; thence with a deflection angle of 59 degrees 29 minutes to the right, run in a Northerly direction along said centerline for a distance of 138.31 feet to a point; thence with a deflection angle of 23 degrees 51 minutes to the left, run in a Northwesterly direction along said centerline for a distance of 67.19 feet to a point; thence with a deflection angle of 48 degrees 05 minutes to the left, continue in a Northwesterly direction along said centerline for a distance of 185.25 feet to a point; thence with a deflection angle of 21 degrees 15 minutes to the left, run in a Southwesterly direction along said centerline for a distance of 194.27 feet to a point; thence with a deflection angle of 10 degrees 32 minutes to the right, continue in a Southwesterly direction



along said centerline for a distance of 142.99 feet to a point; thence with a deflection angle of 15 degrees 12 minutes to the left, continue in a Southwesterly direction along said centerline for a distance of 257.76 feet to a point; thence with a deflection angle of 10 degrees 29 minutes to the right, continue in a

Southwesterly direction along said centerline for a distance of 189.45 feet to a point; thence with a deflection angle of 29 degrees 11 minutes to the right, run in a Northwesterly direction along said centerline for a distance of 72.84 feet to a point; thence with a deflection angle of 09 degrees 54 minutes to the right, continue in a Northwesterly direction along said centerline for a distance of 88.52 feet to a point; thence with a deflection angle of 39 degrees 03 minutes to the left, run in a Southwesterly direction along said centerline for a distance of 34.12 feet to the East Right-of-Way margin of Bibb County Road No. 21 (forty feet from centerline), also being the POINT OF ENDING.

#### PARCEL VI:

E ½ of the SE ¼ of the NE ¼ and the E ½ of the NE ¼ of the SE ¼ of Section 27, Township 21 South, Range 5 West which lies East of Bibb County Road No. 21 aka Bishop Ridge Road and South of the below said easement boundary over and across part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 5 West and part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 21 South, Range 5 West, Bibb County, Alabama, being 25 feet either side of and adjacent to the following described centerline: Start at an iron pipe found marking the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence run in a Southerly direction along a yellow painted line for a distance of 467.44 feet to a capped rebar set marking the POINT OF BEGINNING of said easement; thence with a deflection angle of 87 degrees 14 minutes to the right, run in a Westerly direction along said centerline for a distance of 50.75 feet to a point; thence with a deflection angle of 21 degrees 05 minutes to the right, run in a Northwesterly direction along said centerline for a distance of 338.69 feet to a point; thence with a deflection angle of 00 degrees 44 minutes to the left, continue in a Northwesterly direction along said centerline for a distance of 85.75 feet to a point; thence with a deflection angle of 04 degrees 46 minutes to the right, continue in a Northwesterly direction along said centerline for a distance of 133.94 feet to a point; thence with a deflection angle of 59 degrees 29 minutes to the right, run in a Northerly direction along said centerline for a distance of 138.31 feet to a point; thence with a deflection angle of 23 degrees 51 minutes to the left, run in a Northwesterly direction along said centerline for a distance of 67.19 feet to a point; thence with a deflection angle of 48 degrees 05 minutes to the left, continue in a Northwesterly direction along said centerline for a distance of 185.25 feet to a point; thence with a deflection angle of 21 degrees 15 minutes to the left, run in a Southwesterly direction along said centerline for a distance of 194.27 feet to a point; thence with a deflection angle of 10 degrees 32 minutes to the right, continue in a Southwesterly direction along said centerline for a distance of 142.99 feet to a point; thence with a deflection angle of 15 degrees 12 minutes to the left, continue in a Southwesterly direction along said centerline for a distance of 257.76 feet to a point; thence with a deflection angle of 10 degrees 29 minutes to the right, continue in a Southwesterly direction along said centerline for a distance of 189.45 feet to a point; thence with a deflection angle of 29 degrees 11 minutes to the right, run in a Northwesterly direction along said centerline for a distance of 72.84 feet to a point; thence with a deflection angle of 09 degrees 54 minutes to the right, continue in a Northwesterly direction along said centerline for a distance of 88.52 feet to a point; thence with a deflection angle of 39 degrees 03 minutes to the left, run in a Southwesterly direction along said centerline for a distance of 34.12 feet to the East Right-of-Way margin of Bibb County Road No. 21 (forty feet from centerline), also being the POINT OF ENDING. Also said real property lies North and East of a sixty-foot (60') ingress/egress easement, located in the Southeast Quarter of Section 27 and in the Southwest Quarter of Section 26, all in Township 21 South, Range 5 West, Huntsville Meridian, in Bibb County, Alabama, and lying



Thirty (30') each side of the following described centerline: Start at a Rebar accepted to mark the Southwest Corner of said Section 26 and run North 00 degrees 32 minutes 42 seconds West (State Plane Coordinates) and along the accepted Western Boundary of said Section 26 for a distance of 942.93 feet to the POINT OF BEGINNING; thence run North 3 degrees 33 minutes 44 seconds West for a distance of 365.30 feet to a point; thence run North 3 degrees 24 minutes 18 seconds East for a distance of 208.86 feet to a point; thence run North 4 degrees 45 minutes 06 seconds West for a distance of 305.06 feet to a point; thence run North 5 degrees 10 minutes 05 seconds West for a distance of 394.17 feet to a point; thence run North 2 degrees 56 minutes 18 seconds West for a distance of 226.21 feet to a point; thence run North 70 degrees 05 minutes 07 seconds West for a distance of 56.34 feet to a point; thence run South 68 degrees 27 minutes 26 seconds West for a distance of 179.77 feet to a point, said point lying on the Centerline of Hebron Road, Bibb County Road No. 21, said point being the POINT OF ENDING.

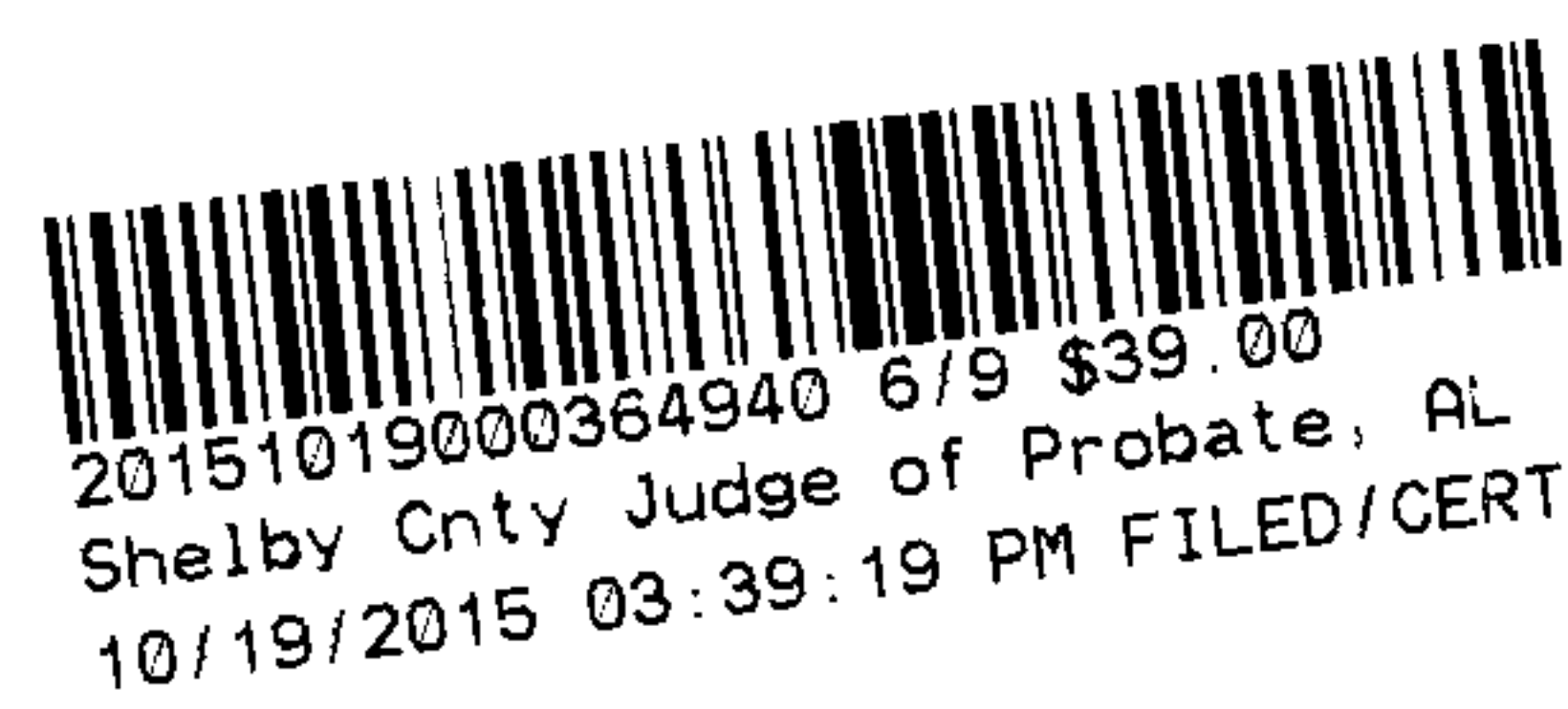
TOGETHER WITH a sixty-foot (60') non-exclusive ingress/egress easement, located in the Southeast Quarter of Section 27 and in the Southwest Quarter of Section 26, all in Township 21 South, Range 5 West, Huntsville Meridian, in Bibb County, Alabama, and lying Thirty (30') each side of the following described centerline: Start at a Rebar accepted to mark the Southwest Corner of said Section 26 and run North 00 degrees 32 minutes 42 seconds West (State Plane Coordinates) and along the accepted Western Boundary of said Section 26 for a distance of 942.93 feet to the POINT OF BEGINNING; thence run North 3 degrees 33 minutes 44 seconds West for a distance of 365.30 feet to a point; thence run North 3 degrees 24 minutes 18 seconds East for a distance of 208.86 feet to a point; thence run North 4 degrees 45 minutes 06 seconds West for a distance of 305.06 feet to a point; thence run North 5 degrees 10 minutes 05 seconds West for a distance of 394.17 feet to a point; thence run North 2 degrees 56 minutes 18 seconds West for a distance of 226.21 feet to a point; thence run North 70 degrees 05 minutes 07 seconds West for a distance of 56.34 feet to a point; thence run South 68 degrees 27 minutes 26 seconds West for a distance of 179.77 feet to a point, said point lying on the Centerline of Hebron Road, Bibb County Road No. 21, said point being the POINT OF ENDING.

BEING the same property conveyed to Gulf States Paper Corporation, a corporation from Union Camp Corporation, a corporation, by deed dated August 21, 1980, and recorded on September 3, 1980, in Deed Book 111, at Page 791 the Probate Office of Bibb County, Alabama.

#### **PARCEL VII:**

Part of Section 26, Township 21 South, Range 5 West of the Huntsville Meridian, situated in Bibb County, Alabama as follows:

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying West of Shades Creek and South of the private road that fords the creek.



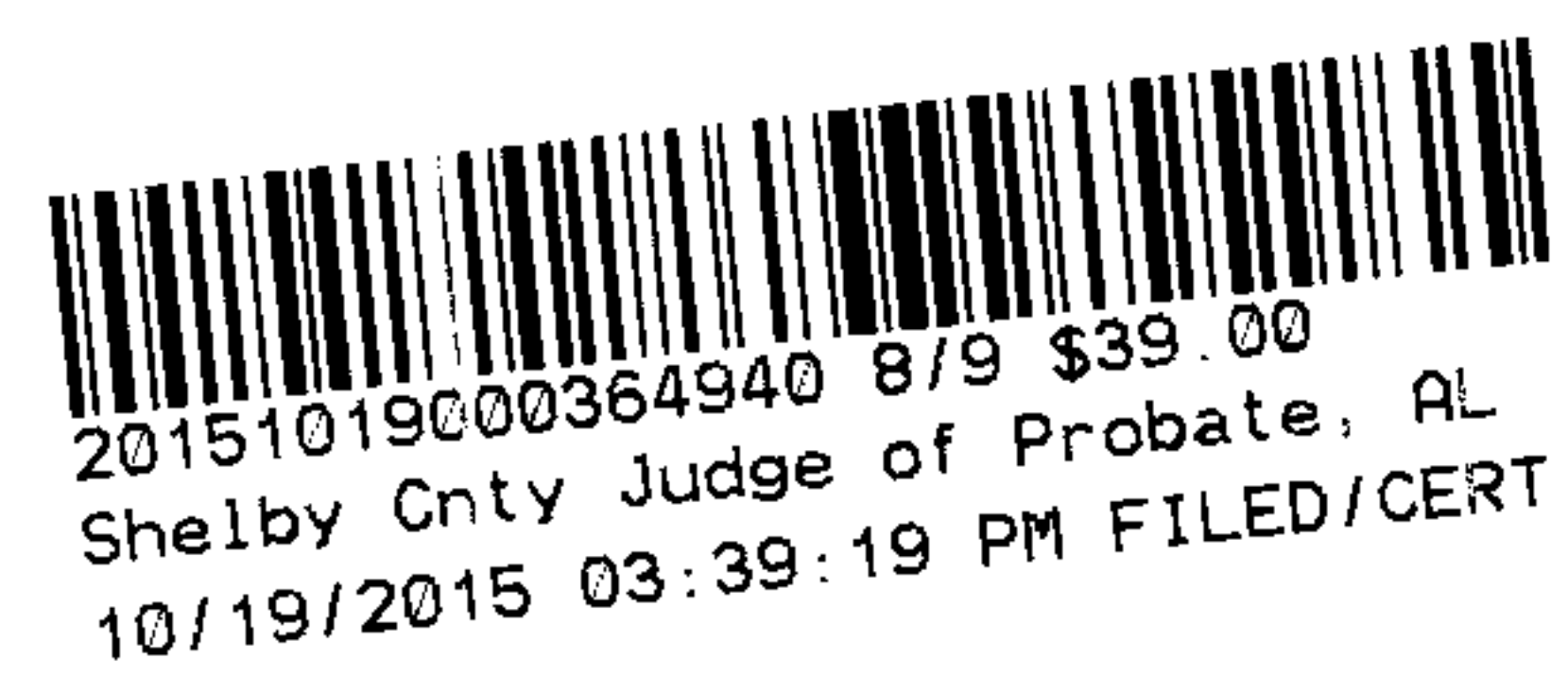
## EXHIBIT B

### Permitted Encumbrances

1. Taxes due in the year of 2016, a lien, but not yet payable, until October 1, 2016, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to rights of other parties, the United States of America and the State of Alabama in and to all artificially filled lands or lands lying below the ordinary high water mark within the boundary of any creek, stream or river, together with littoral or riparian rights affecting the same over the Property.
5. Subject to any rights of lessees to enter the premises, for the exploration, extraction and mining of any minerals, oils or gases by virtue of existing lease agreements set forth in attached hereto and in accordance with the terms of such existing lease agreements.
6. Lack of right of access for purposes of ingress and egress to and from the individual tracts or parcels.
7. All matters affecting the Property recorded in the Probate Office of Bibb County, Alabama, and in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 58, page 329 in the Probate Office of Shelby County, Alabama. (Parcel I)
9. Easement and release of damages recorded in Volume 54, page 449, in the Probate Office of Shelby County, Alabama. (Parcel I)
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Volume 55, page 231, and in Book 26, page 163, in Probate Office of Bibb County, Alabama. (Parcel I)
11. Easement granted to Republic Iron and Steel Company as recorded in Deed Volume 29, page 276, in Probate Office of Bibb County, Alabama. (Parcel I)



12. Exceptions, easements, covenants, restrictions, reservations and conditions recorded in Book 26, page 163; RPB 38, page 271; RPB 211, page 61; RPB 62, page 728; RPB 74, page 608 and RPB 275, page 101. (Parcel I)
13. Loss or damage by virtue of any boundary line disputes or conflicts of interest lying west of Shades Creek in the North ½ of the Northwest ¼ of the Northeast ¼ of Section 26, Township 21 South, Range 5 West, Bibb County, Alabama. (Parcel I)
14. Subject to all encumbrances, easements and rights of way which may affect subject property as set forth in deed dated 11/16/2012 into Cahaba Timberlands, LLC as recorded in Instrument #RPB 275, Page 101, in Probate Office of Bibb County, Alabama. (Parcel I)
15. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 108, page 97. (Parcel II)
16. Release of damages and liability reserved in deed from Republic Steel Corporation to Burgess Mining and Construction Corporation in Deed Book 97, page 117 in the Probate Office of Bibb County, Alabama and in Deed Book 95, page 448. (Parcel II)
17. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 31, Page 5 and Real Book 223, page 706. (Parcel III)
18. Easement and release of damages as shown by instruments recorded in Deed Book 54, page 449 and Deed Book 78, page 445. (Parcel III)
19. Restrictions as recorded in Real Book 223, page 706. (Parcel III)
20. Terms, conditions and limitations as contained in easement recorded in RPB Book 269, page 478 and RPB Book 269, page 473, in the Probate Office of Bibb County. (Parcels II and III).





# Real Estate Sales Validation Form

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

RFB

309 752 A

Grantor's Name Leslie A. Stephens  
Mailing Address Elton B. Stephens, Jr.  
2836 Shook Hill Road  
Birmingham, AL 35223

Grantee's Name Scurlock, LLC  
Mailing Address 2836 Shook Hill Road  
Birmingham, AL 35223

Property Address See Exhibit A of Deed attached hereto.  
(Bibb County, AL)

Date of Sale October 14, 2015

Total Purchase Price \$

or

Actual Value \$ 896,000.00

or

Assessor's Market Value \$



20151019000364940 9/9 \$39.00  
Shelby Cnty Judge of Probate, AL  
10/19/2015 03:39:19 PM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Market Value

☐ 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 10/14/2015

Print William Scurlock

Sign (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1