


*This instrument was prepared by
and when recorded return to:*
K. Baker Findley, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

Send Tax Notice To:
Michael T. Jones, Jr.
Margaret S. Jones
231 Shore Front Lane
Wilsonville, AL 35186

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20160908000325150 1/5 \$1777.00
Shelby Cnty Judge of Probate, AL
09/08/2016 08:49:26 AM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 2nd day of September, 2016, by **SIGNATURE SIX, LLC**, an Alabama limited liability company (the "Grantor"), in favor of **MICHAEL T. JONES, JR.** and **MARGARET S. JONES**, husband and wife, as Joint Tenants, with Rights of Survivorship (collectively, the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Million Seven Hundred Fifty Thousand and 00/100 (\$1,750,000.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantees that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See attached Exhibit "A".

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD unto the said Grantees, 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 hereby 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.

The Grantor hereby covenants and agrees with Grantees, their heirs and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Shelby County, AL 09/08/2016
State of Alabama
Deed Tax: \$1750.00

*Statutory Warranty Deed
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Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Signature Six, L.L.C.
10247 Cottrell Way
Golden Oak, Florida 32836

Grantees' Names and Mailing Address:


Michael T. Jones, Jr.
Margaret S. Jones
231 Shore Front Lane
Wilsonville, AL 35186

Property Address: 881 Sun Valley Road
Harpersville, AL 35078

Purchase Price: \$1,750,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature page to follow]


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*Statutory Warranty Deed
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EXHIBIT "A"
[Legal Description]

From a 1/2" rebar at the Northeast corner of Section 11, Township 20 South, Range 2 East, being the point of beginning of herein described parcel of land; run thence West along the North boundary of said Section 11 a distance of 1296.26 feet to a 1/2" rebar on a fence line; thence turn 89°39'32" left and run 37.85 feet to a 1/2" rebar at a fence corner; thence turn 88°14'28" right and run 1049.80 feet along a fence line to a 1/2" rebar; thence turn 00°02'25" left and run 241.74 feet along a fence line to a 1/2" rebar; thence turn 00°10'59" left and run 42.23 feet along a fence line to a 1/2" rebar on the West boundary of the Northwest 1/4 - Northeast 1/4 of said Section 11, that is 71.19 feet South of the Northwest corner of said Northwest 1/4 - Northeast 1/4; thence turn 88°32'22" left and run 1259.31 feet to a 1/2" rebar at the Northwest corner of the Southwest 1/4 - Northeast 1/4 of said Section 11; thence continue along said course a distance of 1330.48 feet to a 1/2" rebar at the Southwest corner of said Southwest 1/4 - Northeast 1/4; thence turn 90°11'04" right and run 276.09 feet to a 1/2" rebar on the East boundary of Shelby County Highway #79 (60' R.O.W.); thence turn 122°15'15" left and run 69.95 feet along said highway boundary to a 1/2" rebar on the West boundary to a 1/2" rebar; thence turn 57°32'37" left and run 238.95 feet to a 1/2" rebar on the West boundary of the Northwest 1/4 - Southeast 1/4 of said Section 11; thence turn 18°36'00" left and run 105.27 feet along a fence line to a 1/2" rebar; thence turn 18°37'28" right and run 1222.25 feet along said fence line to a 1/2" rebar on the West boundary of the Northeast 1/4 - Southeast 1/4 of said Section 11; thence turn 90°33'52" left and run 31.61 feet to a 1/2" rebar at the Southwest corner of the Southeast 1/4 - Northeast 1/4 of said Section 11; thence turn 90°20'16" right and run 1322.14 feet to a 1/2" rebar at the Southwest corner of the Southwest 1/4 - Northwest 1/4 of Section 12, Township 20 South, Range 2 East; thence turn 00°42'31" left and run 1331.58 feet along a fence line to a 1/2" rebar at the Southeast corner of said Southwest 1/4 - Northwest 1/4; thence turn 89°34'31" left and run 1329.99 feet to a 1/2" rebar at the Southeast corner of the Northwest 1/4 - Northwest 1/4 of said Section 12; thence continue along said course a distance of 1314.18 feet to a 1/2" rebar that is 15.80 feet South of the Northeast corner of said Northwest 1/4 - Northwest 1/4; thence turn 90°06'30" left and run 475.65 feet along a fence line to a 2" pipe; thence turn 00°11'47" right and run 494.37 feet along a fence line to a 2" pipe; thence turn 01°02'31" right and run 371.20 feet along a fence line to the point of beginning of herein described parcel of land, situated in the Northeast 1/4 - Southwest 1/4 and the Northwest 1/4 - Southeast 1/4 and the Northeast 1/4 of Section 11, Township 20 South, Range 2 East and the West 1/2 - Northwest 1/4 of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and except any portion of the subject land lying North and/or West of the boundary line established in the agreements recorded in Instrument 1996-39728 and Instrument 20081030000421460, in the Probate Office of Shelby County, Alabama.




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EXHIBIT "B"
[Permitted Exceptions]

1. Taxes for the year 2016 and subsequent years not yet due and payable.
2. 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 and gravel in , on and under subject property.
3. Right of Way Granted to Alabama Power Company by instrument recorded in Deed Book 145, page 307 in the Probate Office of Shelby County, Alabama.
4. Boundary Line Agreement recorded in Instrument 1996-39728 and Instrument 20081030000421460, in the Probate Office of Shelby County, Alabama.
5. Boundary Conditions recorded in Instrument 2000-33548, in the Probate office of Shelby County, Alabama.
6. Agreement for Water System, recorded in Instrument 1998-34327, in the Probate Office of Shelby County, Alabama.


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