

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Craft Investment Properties, LLC
347 Chesser Drive
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty-Four Thousand Eight Hundred Ninety and 00/100 (\$54,890.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kerry R. Nivens, Frank I. Owen and Lewis E. Atchison, Sr., all married individuals**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Craft Investment Properties, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land lying between Shelby County Highway No. 280 and U.S. Highway 280 in the Northwest 1/4 of the Southwest 1/4, Section 27, Township 19 South, Range 1 West, and more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said Northwest 1/4 of the Southwest 1/4 a distance of 504.34 feet to a point on the Southern right of way line of Shelby county Highway No. 280 and the point of beginning of the parcel herein described; thence continue along the same line a distance of 132.43 feet to a point on the Northern right of way of U. S. Highway 280; thence turn an angle of 77 deg. 36 min. 30 sec. to the right and run along the right of way line a distance of 64.49 feet to a concrete right of way monument found in place; thence turn an angle of 97 deg. 32 min. 26 sec. to the right and run a distance of 119.56 feet to a concrete right of way monument found in place; thence turn an angle of 74 deg. 29 min. 02 sec. to the right and run along the right of way line a distance of 77.98 feet to the point of beginning. Said parcel is lying in the Northwest 1/4 of the Southwest 1/4, Section 27, Township 19 South, Range 1 West, Shelby County, Alabama.


Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

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

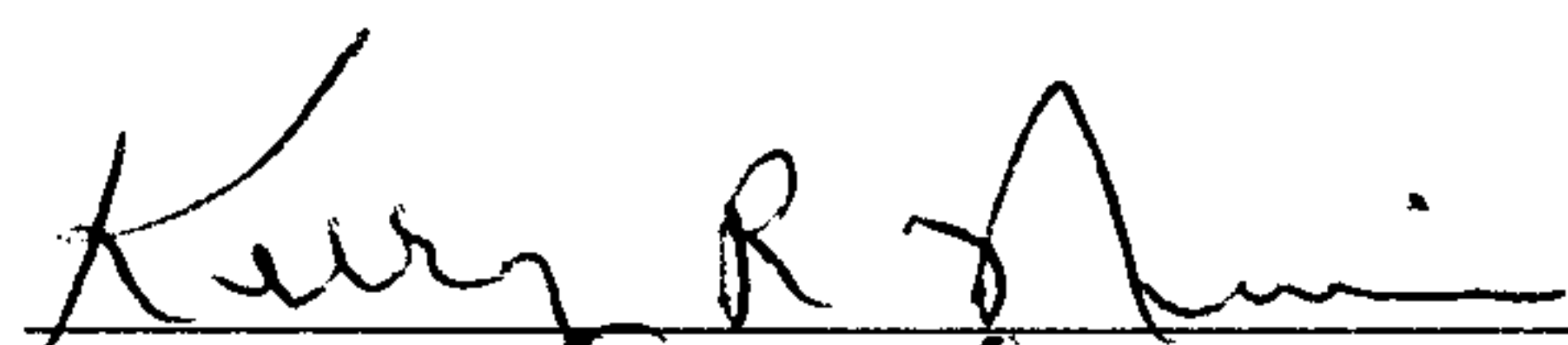
\$36,593.32 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

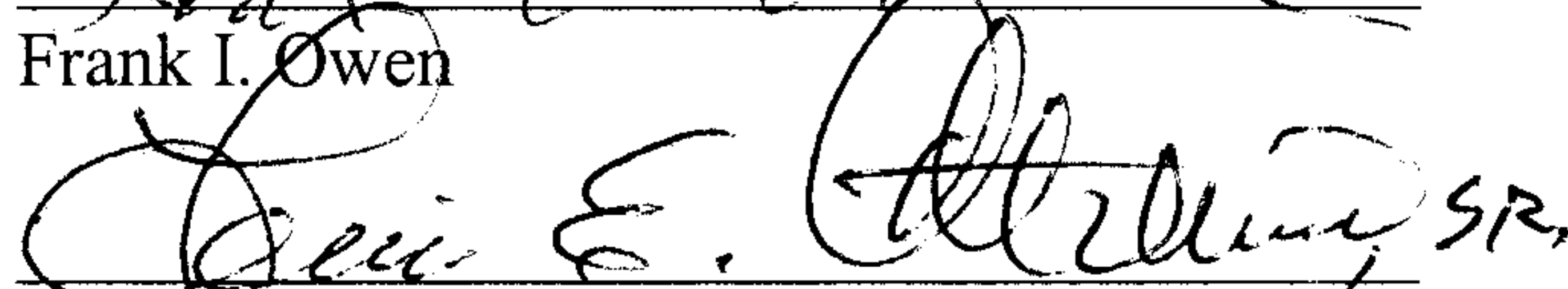
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


20120420000136320 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
04/20/2012 12:34:42 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 13th day of April, 2012.


Kerry R. Nivens

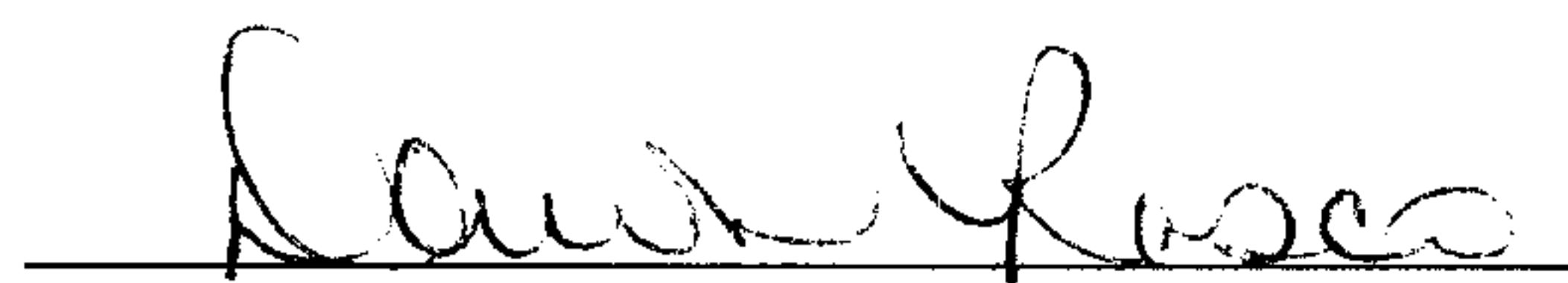

Frank I. Owen


Lewis E. Atchison, Sr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry R. Nivens, a married individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

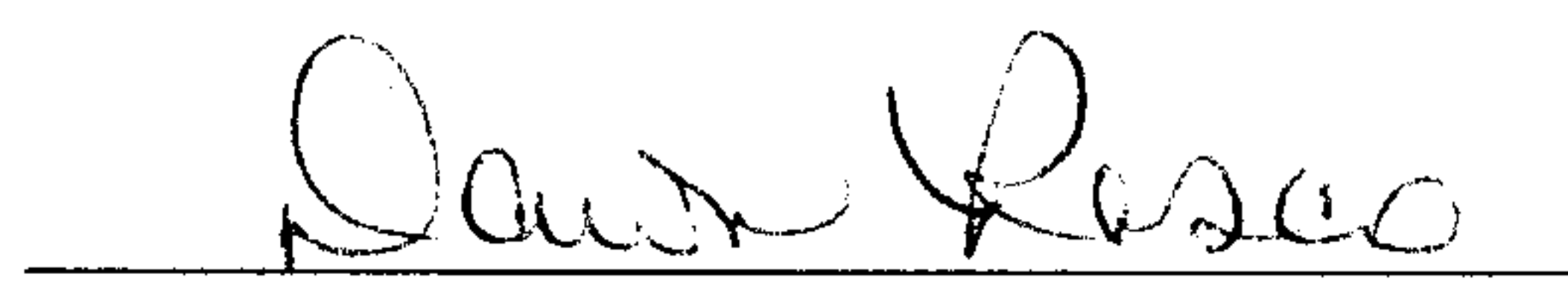
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2012.


NOTARY PUBLIC
My Commission Expires: 3/26/14

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank I. Owen, a married individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2012.


NOTARY PUBLIC
My Commission Expires: 3/26/14


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lewis E. Atchison, Sr., a married individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2012.


NOTARY PUBLIC
My Commission Expires: 3/26/14

Shelby County: AL 04/20/2012
State of Alabama
Deed Tax: \$18.50


20120420000136320 2/2 \$34.50
Shelby Cnty Judge of Probate, AL
04/20/2012 12:34:42 PM FILED/CERT