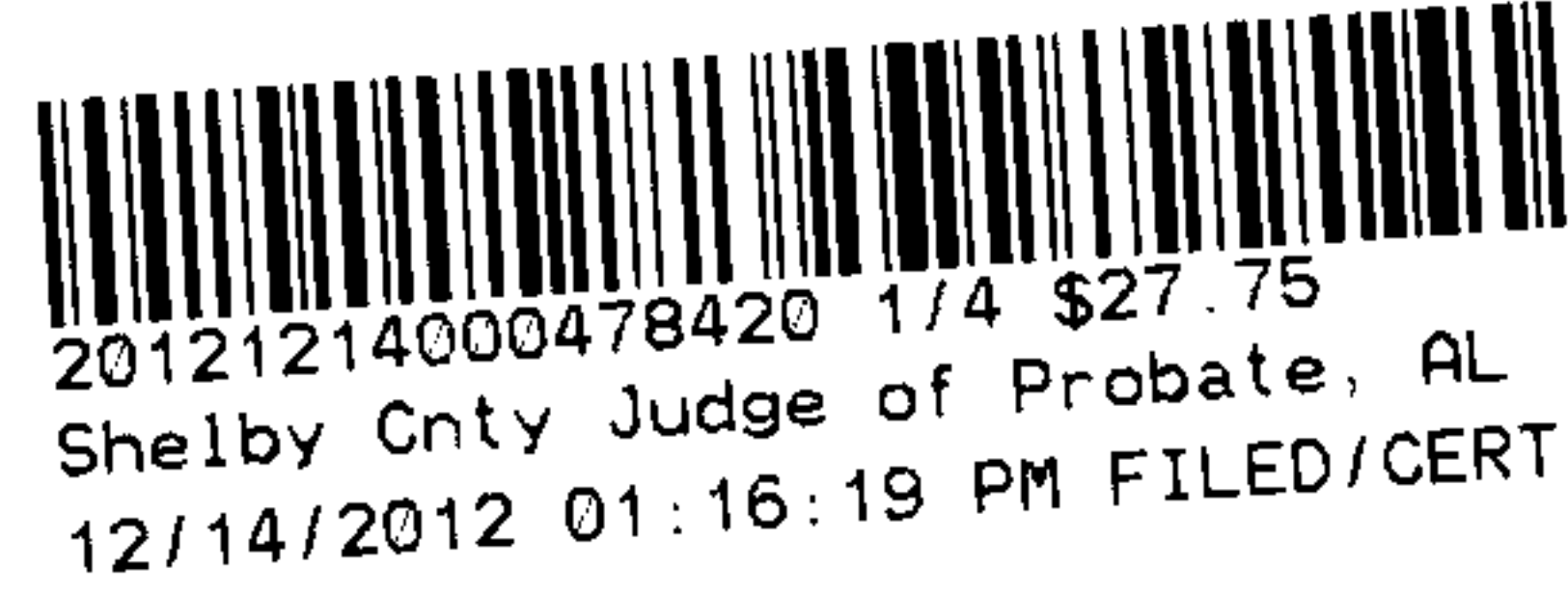


This instrument was prepared by:  
James A. Todd  
2314 University Blvd.  
Tuscaloosa, AL 35401

Source of Title: Book 261, Page 493



STATE OF ALABAMA

\*

\*

SHELBY COUNTY

\*

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) paid to **Dayton F. Hale, Jr.**, a married man, the undersigned Grantor, in hand paid by **Strawberry Hill, LLC**, an entity organized under the Alabama Limited Liability Company Law, the Grantee herein, the receipt of which is acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantee the real property interest of the Grantor located in Shelby County, Alabama, more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

It is the intention of the Grantor to convey an undivided 9.153% of all the minerals of every kind, character, and description in, under and upon the property described in Exhibit "A," whether the minerals be currently of commercial character or not, and including all rights of ingress and egress and all other common law and statutory rights pertaining to the mineral estate.

The interests conveyed are subject to all leases and encumbrances of record, and for the purpose of Oil, Gas, and Mineral royalty payments, the effective date of this conveyance shall be deemed to be 11:59 p.m., December 31, 2012; and

The Grantor intends that this conveyance include all of his real property interests in Shelby County, whether accurately described or not, and even if not described at all.

The property conveyed herein does not constitute the Grantor's homestead.

Together and with all the singular tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining to fee simple in the property described above.

TO HAVE AND TO HOLD, the above mentioned and described premises, together with every contingent remainder and right of reversion and all other appurtenances, unto the said Grantee, its successors and assigns, forever. And I do for

myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, and that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons, forever.

In witness whereof, I have hereunto set my hand and seal on this the 12<sup>th</sup> day of December, 2012.

  
Dayton F. Hale, Jr.

STATE OF ALABAMA

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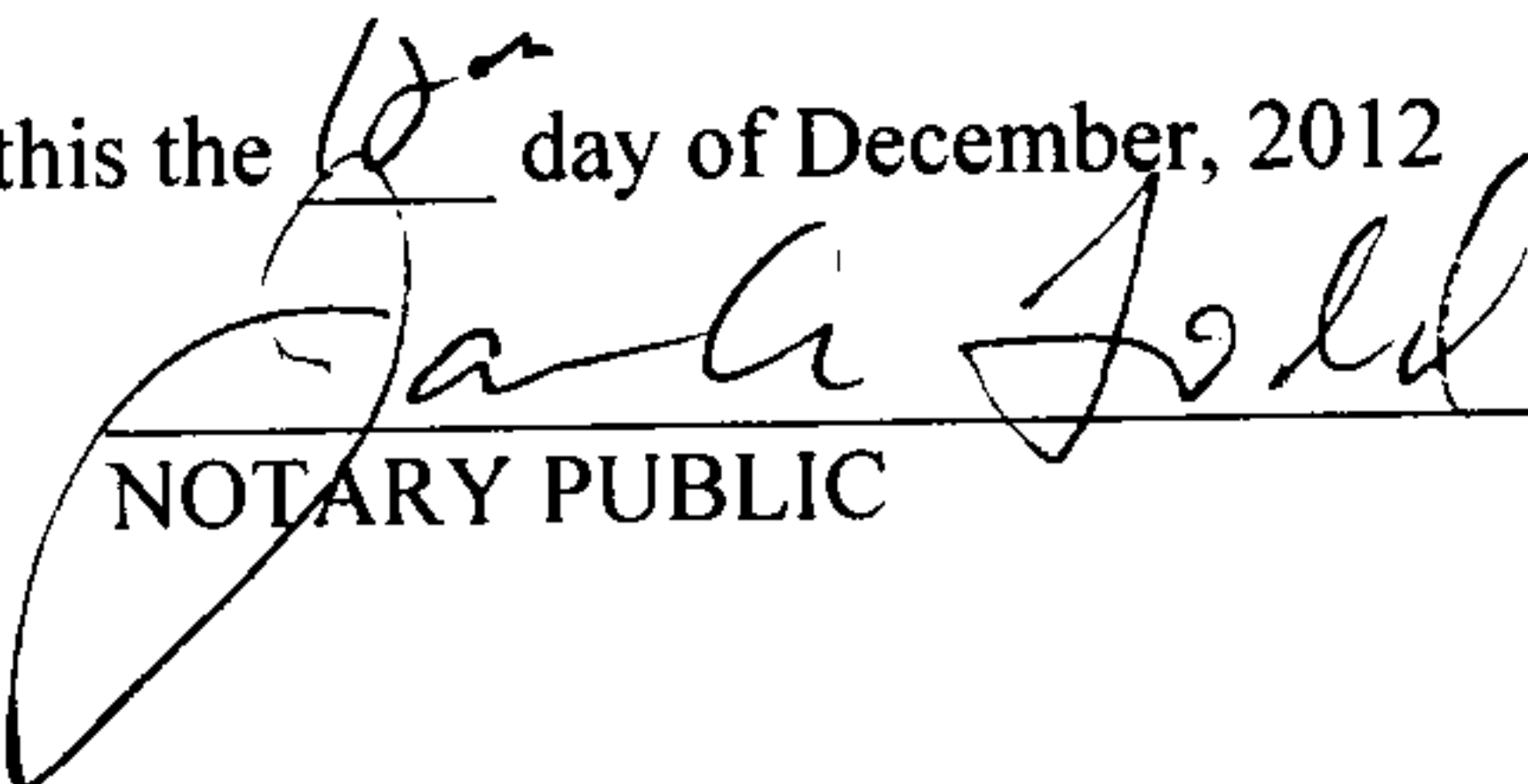
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TUSCALOOSA COUNTY

\*

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Dayton F. Hale, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that he, being informed of the contents of this conveyance, he executed the same voluntarily and on the day the same bears date.

Given under my hand and official seal on this the 12<sup>th</sup> day of December, 2012

  
NOTARY PUBLIC

My Commission Expires:

3/26/14

  
20121214000478420 2/4 \$27.75  
Shelby Cnty Judge of Probate, AL  
12/14/2012 01:16:19 PM FILED/CERT

EXHIBIT "A" to conveyance dated December 2, 2012, from Dayton F. Hale, Jr., to Strawberry Hill, LLC, covering property in Shelby County, Alabama

Township 18 South, Range 1 West

Section 14: SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ ; E  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$

Section 15: NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$

Township 18 South, Range 1 East

Section 30: S  $\frac{1}{2}$  of NE  $\frac{1}{4}$ ; S  $\frac{1}{2}$  of NW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$

Being 45.765 net mineral acres, more or less.



20121214000478420 3/4 \$27.75  
Shelby Cnty Judge of Probate, AL  
12/14/2012 01:16:19 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Dayton F. Hale, Jr.  
Mailing Address P.O. Box 1459  
Tuscaloosa, AL 35403

Grantee's Name Shawberry HTI, LLC  
Mailing Address Same as grantor's

Property Address 45 acres (mineral only)

Date of Sale 12/13/12  
Total Purchase Price \$

or  
Actual Value \$ 45 mineral acres

or  
Assessor's Market Value \$ @ 0.15/acre



20121214000478420 4/4 \$27.75  
Shelby Cnty Judge of Probate, AL  
12/14/2012 01:16:19 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  
☐ 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 12/13/12

Print James A. Todd

☐ Unattested

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

(verified by)