

This instrument prepared by:  
David Ovson  
2807 Cahaba Road  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Westwinds Holdings, LLC, an Alabama  
limited liability company  
3212 BROOKHILL CIRCLE  
BIRMINGHAM, AL 35210

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )


KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) in hand paid by Westwinds Holdings, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEES") to First Commercial Bank (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:


Beginning at a found 1/2 inch rebar corner representing the Southwest corner of the North one half of the Northeast quarter of the Southeast quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 00 degrees, 36 minutes, 08 seconds West along the West line of said quarter-quarter section a distance of 664.85 feet to a found 1 inch open top pipe corner; thence run North 79 degrees, 09 minutes, 24 seconds East a distance of 521.03 feet to a found rebar corner; thence run North 36 degrees, 01 minutes, 46 seconds West a distance of 420.07 feet to a found rebar corner on the Southerly margin of Shelby County Highway No. 93; thence run North 54 degrees, 08 minutes, 59 seconds, East along said margin of said road a distance of 292.98 feet to a found rebar corner; thence run South 26 degrees, 26 minutes, 47 seconds East a distance of 241.81 feet to a found rebar corner; thence run North 53 degrees, 53 minutes, 10 seconds East a distance of 241.03 feet to a found rebar corner on the Westerly margin of Alabama Highway No. 52 in a curve to the left having a central angle of 09 degrees, 19 minutes, 01 second and a radius of 2,495.70 feet; thence run Southeasterly along the arc of said curve an arc distance of 405.83 feet to a found 1/2 inch rebar corner; thence run South 50 degrees, 05 minutes, 12 seconds West a distance of 589.34 feet to a found rebar corner; thence run South 00 degrees, 33 minutes, 17 seconds East a distance of 425.68 feet to a found rebar corner; thence run North 88 degrees, 45 minutes, 19 seconds East a distance of 672.50 feet to a rebar corner; thence run South 00 degrees, 29 minutes, 31 seconds East a distance of 49.64 feet to a rebar corner on the South line of said one half quarter-quarter section; thence run South 88 degrees, 53 minutes, 38 seconds West along said one half quarter-quarter line a distance of 1,248.29 feet to the point of beginning.  
Situating in Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2013 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this March 1, 2013.


First Commercial Bank  
  
Rebecca A. Burbank, Assistant Vice President

  
20130321000116960 1/2 \$140.00  
Shelby Cnty Judge of Probate, AL  
03/21/2013 10:54:38 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify **Rebecca A. Burbank**, as **Assistant Vice President** of **First Commercial Bank**, 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 conveyance, she, as such duly authorized officer, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this the 1<sup>st</sup> day of March, 2013.

  
Notary Public

My Commission Expires: \_\_\_\_\_

DAVID F. OVSON  
Notary Public  
State of Alabama  
MY COMMISSION EXPIRES: August 27, 2016



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	First Commercial Bank	Grantee's Name	Westwind Holdings, LLC, an Alabama limited liability company
Mailing Address	<div></div>	Mailing Address	<div></div>
Property Address	<div></div>	Date of Sale	March 1, 2013
		Total Purchase Price	\$125,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: <div></div>
<input type="checkbox"/> 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 - First Commercial Bank, , AL .

Grantee's name and mailing address - Westwind Holdings, LLC, an Alabama limited liability company .

Property address - , AL

Date of Sale - March 1, 2013.

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.

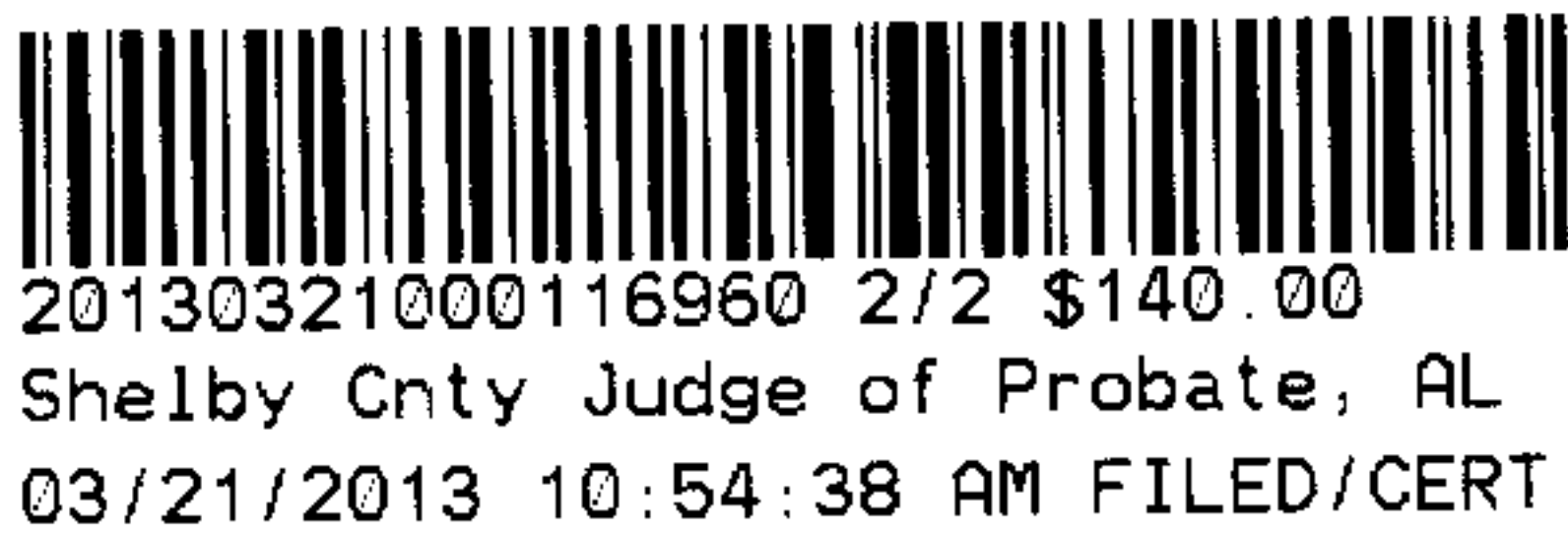
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: March 1, 2013

Sign   
Agent



Shelby County, AL 03/21/2013  
State of Alabama  
Deed Tax: \$125.00