

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Elizabeth Lea Underwood
577 Shoal Ridge Drive
Leeds, AL 35094

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty-Three Thousand and 00/100 (\$133,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Southern Land Partners, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Elizabeth Lea Underwood**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument has been executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been amended or modified.

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, her heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **20th** day of **March**, **2013**.

Southern Land Partners, LLC
an Alabama Limited Liability Company

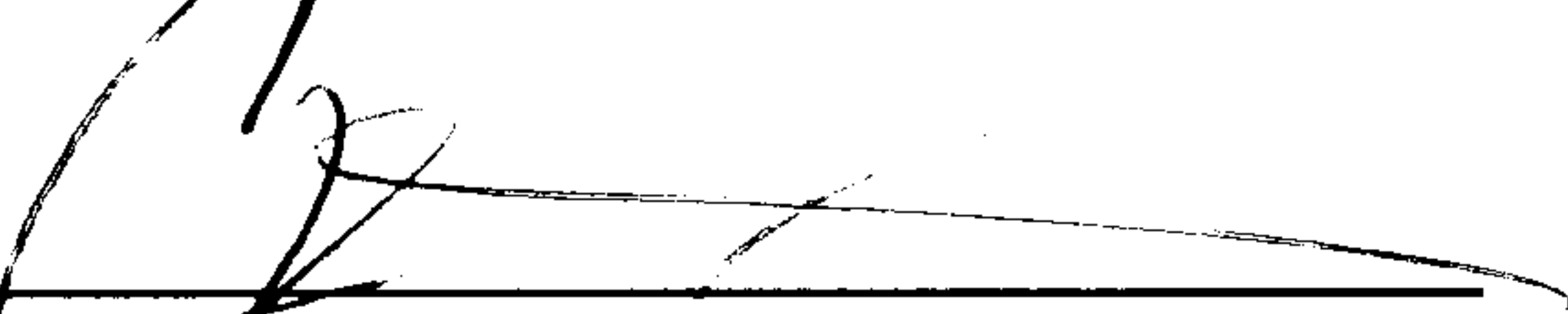

Jim Stroud, Member

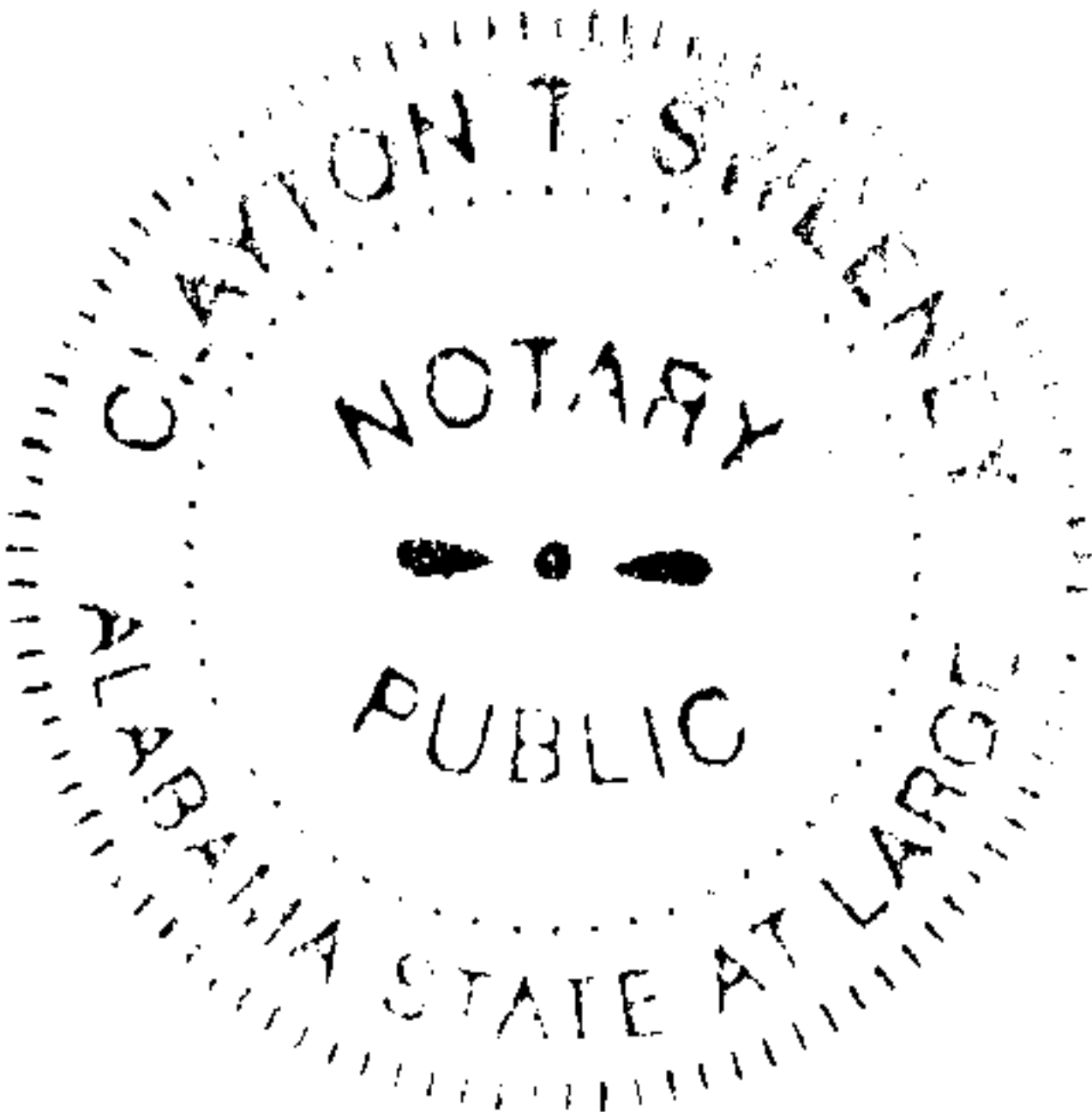
Shelby County, AL 03/26/2013
State of Alabama
Deed Tax: \$133.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jim Stroud, whose name as Member of Southern Land Partners, LLC, an Alabama Limited Liability Company, 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 as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **20th** day of **March**, **2013**.


NOTARY PUBLIC
My Commission Expires: **6/5/2015**



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"
Legal Description

Parcel I:

A parcel of land situated in the Southwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:


Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence N $85^{\circ}56'12''$ W along the North line of said quarter-quarter, a distance of 1587.57'; thence run S $73^{\circ}22'29''$ E, a distance of 926.70' to a point on the centerline of 60' private access easement; thence run N $63^{\circ}34'43''$ E along centerline of said easement, a distance of 222.83'; thence run N $70^{\circ}20'55''$ E along centerline of said easement, a distance of 427.02'; thence run N $70^{\circ}31'14''$ E along centerline of said easement, a distance of 636.77'; thence run N $75^{\circ}09'08''$ E a distance of 873.71' to a point on the north line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of same said Section 3; thence run N $85^{\circ}55'35''$ W along said $\frac{1}{4}$ $\frac{1}{4}$ line a distance of 832.75' to the point of beginning.

Less and except:

Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence N $85^{\circ}56'12''$ W along the North line of said quarter-quarter, a distance of 243.76' to the point of beginning; thence S $82^{\circ}20'29''$ W a distance of 74.96' to a $\frac{1}{2}''$ rebar; thence S $79^{\circ}03'55''$ W a distance of 266.01' to a $\frac{1}{2}''$ rebar; thence S $87^{\circ}04'00''$ W a distance of 224.50' to a $\frac{1}{2}''$ rebar; thence N $84^{\circ}31'40''$ W a distance of 255.13' to a $\frac{1}{2}''$ rebar; thence N $73^{\circ}08'35''$ W a distance of 344.38' to a $\frac{1}{2}''$ rebar; thence N $27^{\circ}03'53''$ E a distance of 31.38' to the North line of said quarter-quarter; thence S $85^{\circ}56'12''$ E along said quarter-quarter line, a distance of 1131.80' to the point of beginning.

Parcel II:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North $85^{\circ}55'35''$ West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 476.76 feet to a point; thence run South $75^{\circ}09'08''$ West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described; thence run South $70^{\circ}31'14''$ West 636.77 feet to a point; thence run South $70^{\circ}20'55''$ West 427.02 feet to a point; thence run South $63^{\circ}34'43''$ West 976.73 feet to the P.C. of the curve to the left having a central angle of $23^{\circ}53'11''$ and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South $39^{\circ}41'32''$ West 320.28 feet to the P.C. of a curve to the right having a central angle of $34^{\circ}19'29''$ and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South $74^{\circ}01'01''$ West 706.79 feet to the P.C. of a curve to the left having a central angle of $48^{\circ}59'37''$ and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South $25^{\circ}01'24''$ West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right-of-way that lies within the description.


20130326000126210 2/3 \$151.00
Shelby Cnty Judge of Probate, AL
03/26/2013 03:15:37 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 Southern Land Partners, LLC
Mailing Address 2500 Acton Road
Birmingham, AL 35243

Grantee's Name Elizabeth Lea Underwood
Mailing Address 577 Shoal Ridge Drive
Leeds, AL 35094

Property Address Shoal Ridge Subdivision
Shelby County, Alabama
577 Shoal Ridge Drive
Leeds, AL 35094

Date of Sale March 20, 2013
Total Purchase Price \$ 133,000.00


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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20130326000126210 3/3 \$151.00
Shelby Cnty Judge of Probate, AL
03/26/2013 03:15:37 PM FILED/CERT

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).

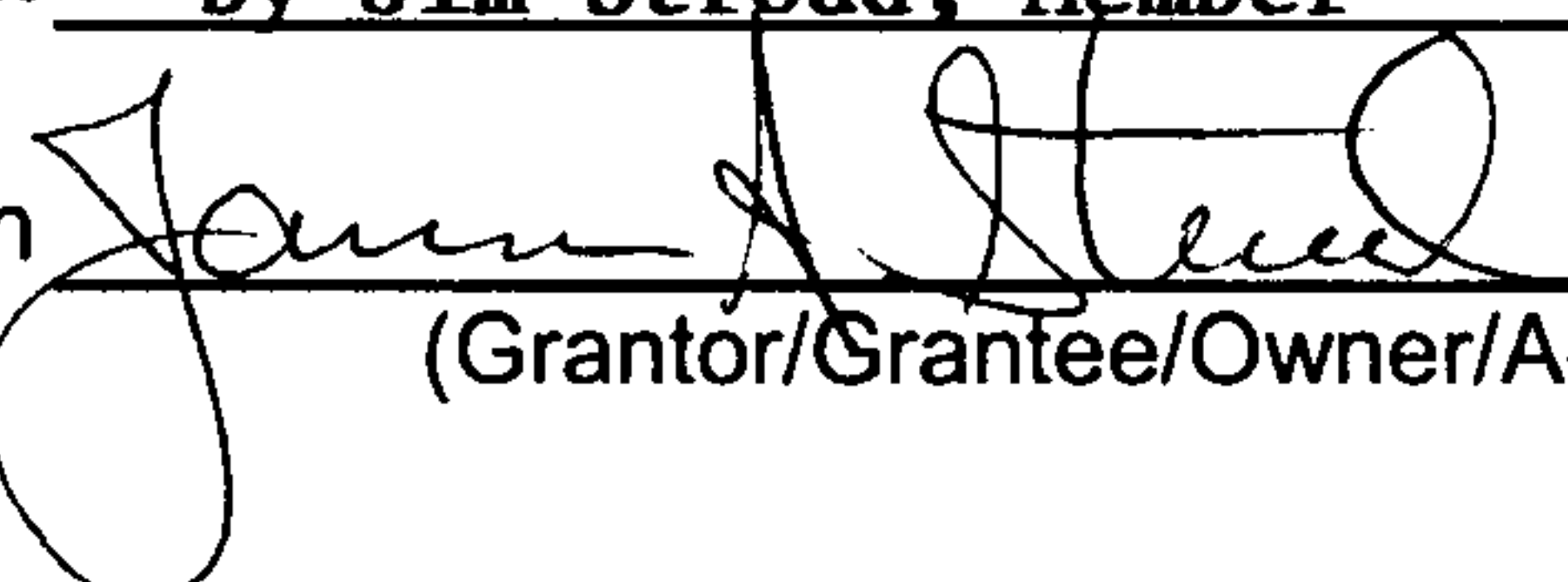
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Southern Land Partners, LLC
by Jim Stroud, Member

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1