

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Shelby County, AL 06/28/2013
State of Alabama
Deed Tax: \$915.50

Send Tax Notice to:
Whitley Investment Properties, LLC
5680 Cahaba Valley Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

WILLIAM M. WHITLEY and CHRISTINE M. WHITLEY, husband and wife,
whose mailing address is **5680 Cahaba Valley Road, Birmingham, Alabama 35242**,

(hereinafter referred to collectively as "Grantors"), in hand paid by

WHITLEY INVESTMENT PROPERTIES, LLC, an Alabama limited liability company,
whose mailing address is **5680 Cahaba Valley Road, Birmingham, Alabama 35242**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real property (hereinafter referred to as the "Property") situated in Shelby County, Alabama (having no property address, and having a total Assessor's Market Value of \$915,250.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel Nos. 10 6 23 0 002 002.000 and 10 6 14 0 001 044.001), to-wit:

A parcel of land situated part in the SE-1/4 of Section 14, part in the NE-1/4 of Section 23, and part in the NW-1/4 of Section 24, all in Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 23 and go South 02° 06' 38" West along the East boundary of said Section, 547.72 feet to a point on the tangent of Highway 119; thence North 15° 24' 33" East for 160.60 feet to a point on a curve on the Westerly boundary of said Highway and the point of beginning; thence North 48° 37' 42" West for 1431.02 feet to the center of Bishop Creek; thence nine courses along said center of creek as follows: go South 67° 24' West for 50.76 feet; thence 86° 42' 09" West for 73.46 feet; thence South 31° 26' 52" West for 60.48 feet; thence South 83° 56' 36" West for 123.29 feet; thence South 52° 33' West for 74.37 feet; thence South 37° 25' 20" West for 123.56 feet; thence South 82° 28' 41" West for 73.96 feet; thence South 45° 15' 26" West for 195.80 feet; thence South 72° 21' 35" West for 33.78 feet; thence South 45° 01' East for 1643.84 feet to a point on the curve on the Westerly boundary of 119, said curve having a central angle of 12° 53' 26" and a radius of 3687.06 feet; thence Northeasterly along said curve 829.52 feet to the point of beginning.


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TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said Property.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Mortgage from the Grantors to Carol J. Clemens in the original principal amount of \$200,000.00 dated February 21, 2012, and filed for record on February 29, 2012, in Instrument No. 20120229000070650 in the Probate Office of Shelby County, Alabama.
3. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under the Property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

NOTE: The Property conveyed hereby is NOT the homestead of the Grantors.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of the Grantee, in fee simple forever.

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IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 17 day of June, 2013.

“Grantors”

[Signature]
William M. Whitley

[Signature]
Christine M. Whitley

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William M. Whitley and Christine M. Whitley, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of June, 2013.

[NOTARIAL SEAL]

[Signature]
Notary Public
My Commission Expires: 5/13/2015

This document prepared by:
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