

This instrument prepared by:
WAYNE MICHAEL JONES
Attorney at Law
2337 Valleydale Road
Birmingham, AL 35244

Send Tax Notice To:
JOSHUA L. HAMNER
7686 Highway 280
Harpersville, Alabama 35078

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE

WARRANTY DEED,

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of FORTY THOUSAND DOLLARS (40,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Robert J. Reuse, a married man (herein referred to as **Grantor**) do grant, bargain, sell and convey unto Joshua L. Hamner, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

As described in "Exhibit A" attached hereto and made a part hereof as though fully set out herein.

Subject to:

Advalorem taxes, assessments or dues for the year 2013 which are a lien, but not yet due and payable.

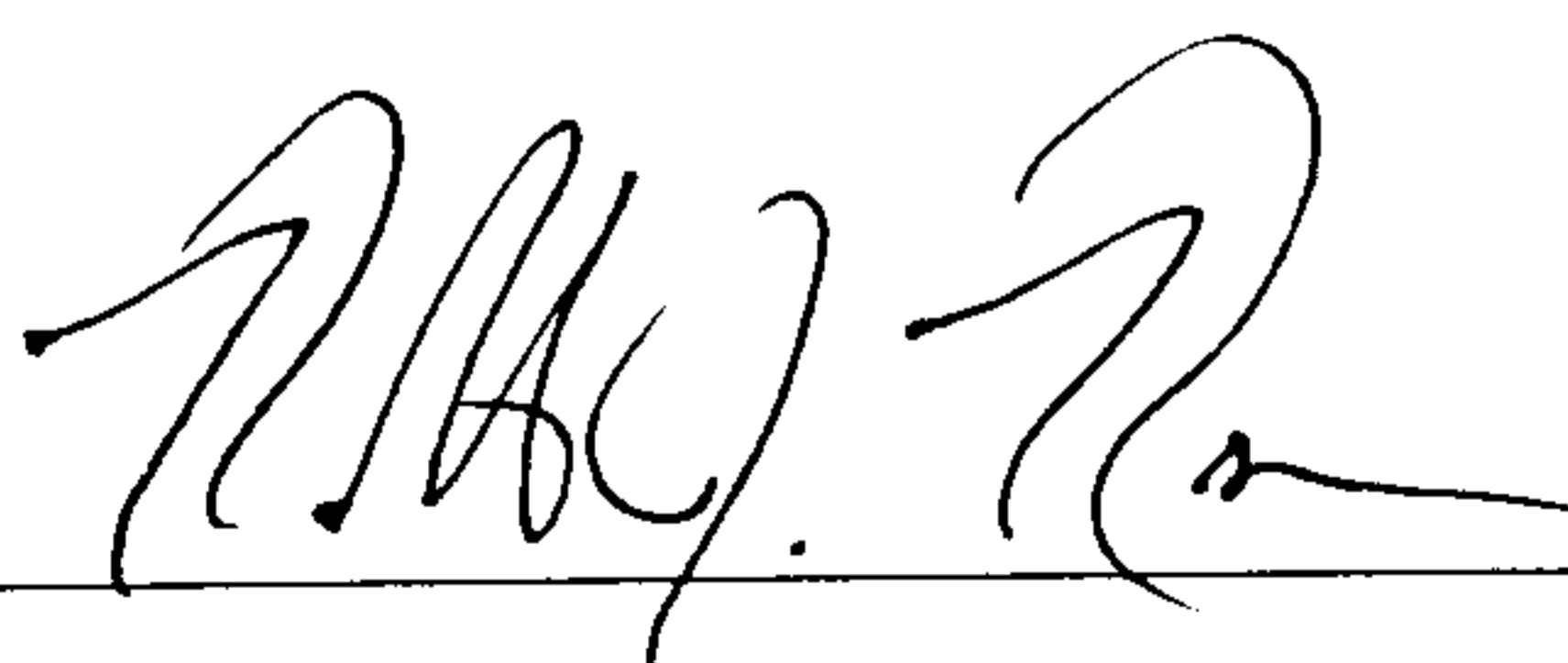
Easements, rights of way, and restrictions of record; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain, and zoning regulations.

This property is not now nor has it ever been the homestead of the Grantor or his spouse.


TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 12th day of June, 2013.



Robert J. Reuse

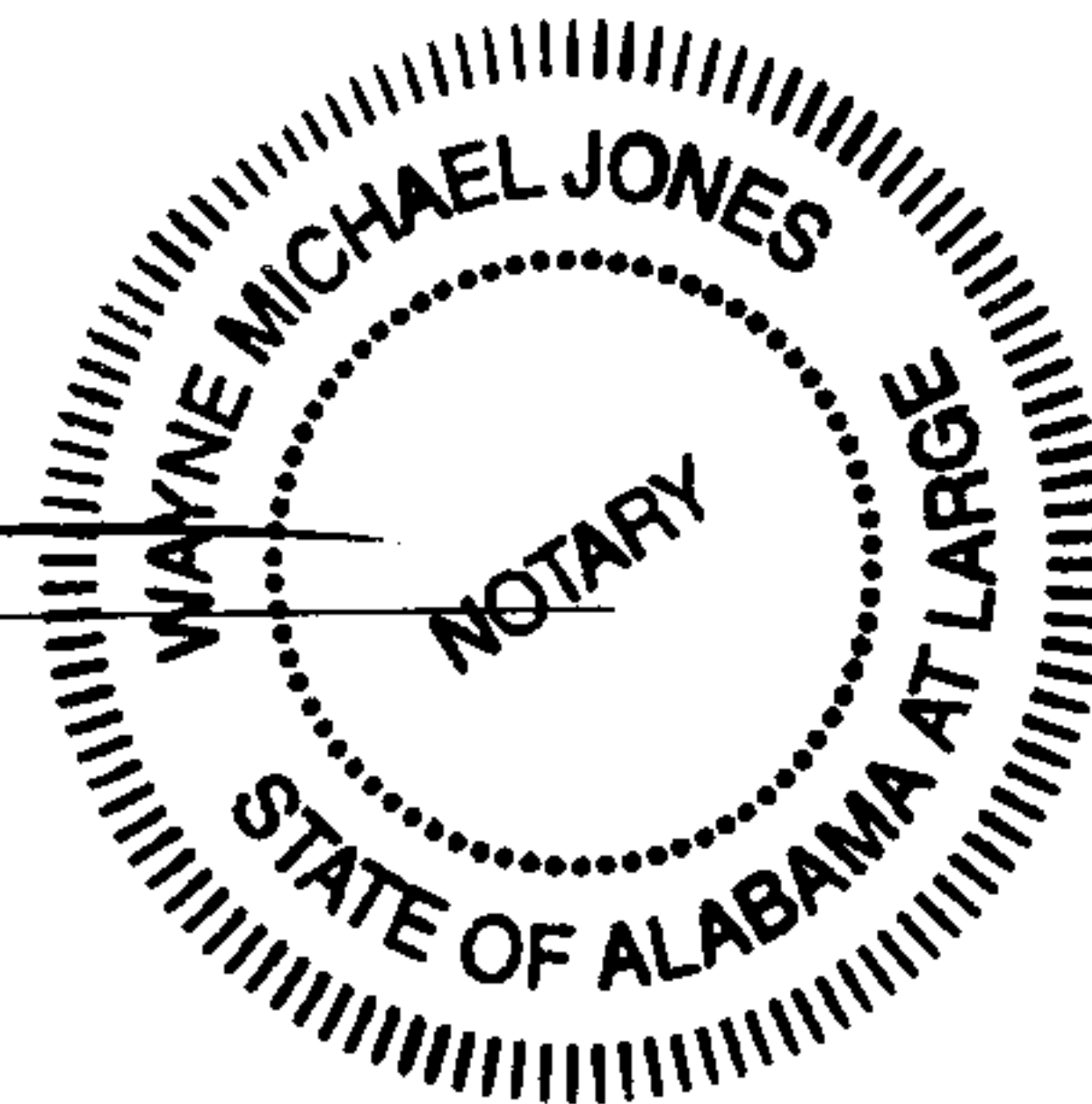

20130816000335950 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:03:30 PM FILED/CERT

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA)
SHELBY COUNTY) GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, ROBERT J. REUSE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, A.D., 2013.



Wayne Michael Jones
Notary Public

My Commission expires: 7-9-2016

Source of Title: Instrument 20101222000431220, Shelby County, Alabama.

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Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Grantee's Name and Mailing Address

Robert J. Reuse
50 Commerce Drive
Pelham, Alabama 35124

Joshua L. Hamner
7686 Highway 280
Harpersville, Alabama 35078

Property Address: Undeveloped property with no known mailing address

Purchase Price: \$40,000.00

The Purchase Price can be verified by the Closing Statement.



20130816000335950 2/3 \$60.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:03:30 PM FILED/CERT

Robert J. Reuse

Robert J. Reuse, Grantor

EXHIBIT A
LEGAL DESCRIPTION

All that part of the SE ¼ of the NW ¼ of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, lying Southwest of railroad right of way located on the property of Southern Electric Generating Company, as described in Real Book 289, Pages 398-400, in the Probate Office of Shelby County, Alabama, and also lying NW of Alabama State Highway #25.

LESS AND EXCEPT that portion owned by Southern Electric Generating Company as shown in deed recorded in Book 278, Pages 105-107, in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion owned by Nathan S. Stamps, as shown in deed recorded in Instrument #1996-03482, in Probate Office of Shelby County, Alabama.

Together with the right to use that certain 50-foot access easement, located in a portion of the South ½ of the Northwest ¼ of Section 31, Fractional Township 20 South, Range 2 East, and in a portion of the Southeast ¼ of the Northeast ¼ of Section 36, Township 20 South, Range 1 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 31, Fractional Township 20 South, Range 02 East, marked by a found 1 1/4 inch solid iron; thence North 89°35'47" West a distance of 301.46 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 20 South, Range 01 East to a point on the easterly right-of-way line of Shelby County Road #61-N. Main Street (having an 80 foot right-of-way), marked by a found 1 1/4 inch solid iron; thence North 02°24'27" West a distance of 52.03 feet along the easterly right-of-way line of said road to a point in the centerline of an existing gravel road; said point also being the **Point of Beginning** of a survey line used to describe the said strip of land, for access easement, hereinafter described; therefrom, the access easement is 50 feet in width and lies 20 feet southerly (right) and 30 feet northerly (left) of said survey line, and the continuations thereof, which begins at such point of beginning; thence continue along the centerline of said gravel road the following chord bearings and chord distances:

North 76°32'22" East a distance of 53.30 feet to a point;
North 68°52'51" East a distance of 150.88 feet to a point;
North 76°57'56" East a distance of 67.09 feet to a point;
North 89°40'02" East a distance of 93.46 feet to a point;
South 88°34'00" East a distance of 83.29 feet to a point;
South 79°02'47" East a distance of 72.71 feet to a point;
South 70°11'20" East a distance of 162.90 feet to a point;
South 81°43'52" East a distance of 38.19 feet to a point;
North 83°46'46" East a distance of 52.30 feet to a point;
North 89°01'02" East a distance of 60.54 feet to a point;
South 79°24'11" East a distance of 66.62 feet to a point;
South 78°21'26" East a distance of 50.33 feet to a point;
South 83°42'02" East a distance of 59.65 feet to a point;
South 79°20'07" East a distance of 67.18 feet to a point;
North 87°14'23" East a distance of 58.52 feet to a point;
North 86°07'34" East a distance of 71.15 feet to a point;
South 85°25'20" East a distance of 125.97 feet to a point;
North 79°42'27" East a distance of 102.85 feet to a point;
North 87°39'16" East a distance of 46.65 feet to a point;
South 81°43'37" East a distance of 100.45 feet to a point;
South 84°19'42" East a distance of 72.39 feet to a point;
South 85°49'46" East a distance of 71.80 feet to a point;
South 89°07'23" East a distance of 111.46 feet to a point;
South 84°58'40" East a distance of 53.71 feet

to a point, said point being the ending of said strip of land, for access easement herein described.

Said strip of land, for access easement, containing 2.18 acres, more or less.

All bearings based on Alabama State Plane West Zone Grid North.

Situated, lying, and being in Shelby County, Alabama.

