

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two hundred twenty four thousand four hundred forty seven and no/100 Dollars (\$224,447.00) being the agreed to contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, KELLY CREEK, L.L.C. an Alabama Limited Liability Company (GRANTOR) whose address is 4039 Montevallo Road, Birmingham, AL 35213 does grant, bargain, sell and convey unto GARRY ARD, (GRANTEE) whose address is 3164 Overhill Road, Birmingham, AL 35223 the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Begin at the NE corner of Section 15, Township 18 South, Range 2 East for the Point of Beginning; thence run southwardly along the East line of said Section 15 for a distance of 1,159.23 feet to an existing iron pin; thence turn an angle to the right of 89 degrees 55' 34" for a distance of 4,676.89 feet; thence turn an angle to the right of 102 degrees 41' 17" for a distance of 1,130.03 feet to the North line of said Section 15; thence turn an angle to the right of 76 degrees 34' 39" and run eastwardly along the North line of said Section for a distance of 4,430.55 feet to the Point of Beginning, all being located in Shelby County, Alabama. *This parcel is unimproved and without a USPS mailing address*

According to the Survey of Karl Hager, L.S. Reg. No. 11848, dated September 4, 1984.

SUBJECT TO:

Ad valorem taxes due October 1, 2014 and thereafter.

Reservation to Champion International Corporation of all the oil, gas, coal, iron ore, limestone, sulphur, and all other minerals in or under the subject property, together with the right to mine and remove the same (but not the right to strip mine) as set forth in Real Book 10, Page 458.

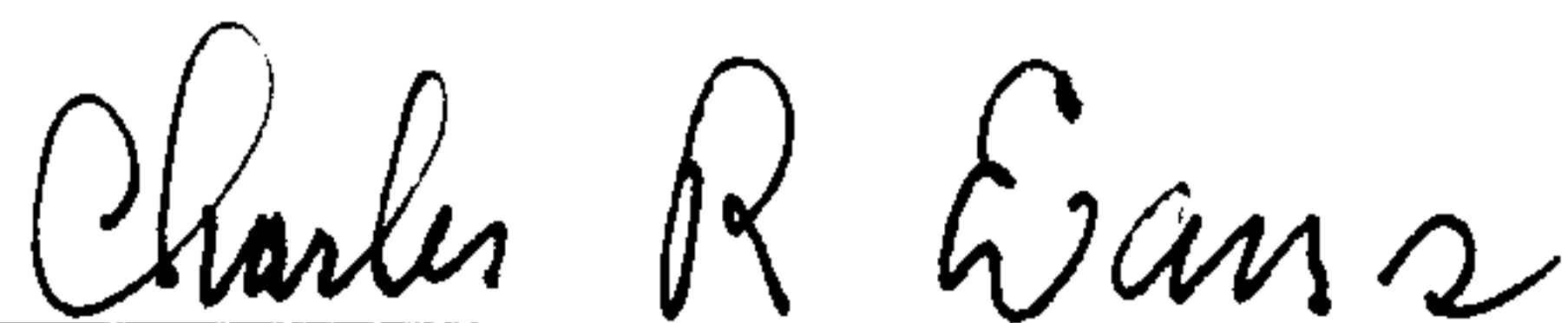
Lack of access to a public roadway.

Grantor warrants that it is an Alabama Limited Liability Company in "Good Standing" and its Manager is authorized to execute and deliver this conveyance by and through the unanimous consent of all its Members.

TO HAVE AND TO HOLD unto the said Grantee his heirs, successors and assigns forever. And said **Grantor** does for itself, its successors, and assigns covenant with said **Grantee**, his heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 26th day of November, 2013.

KELLY CREEK, L.L.C.
an Alabama Limited Liability Company



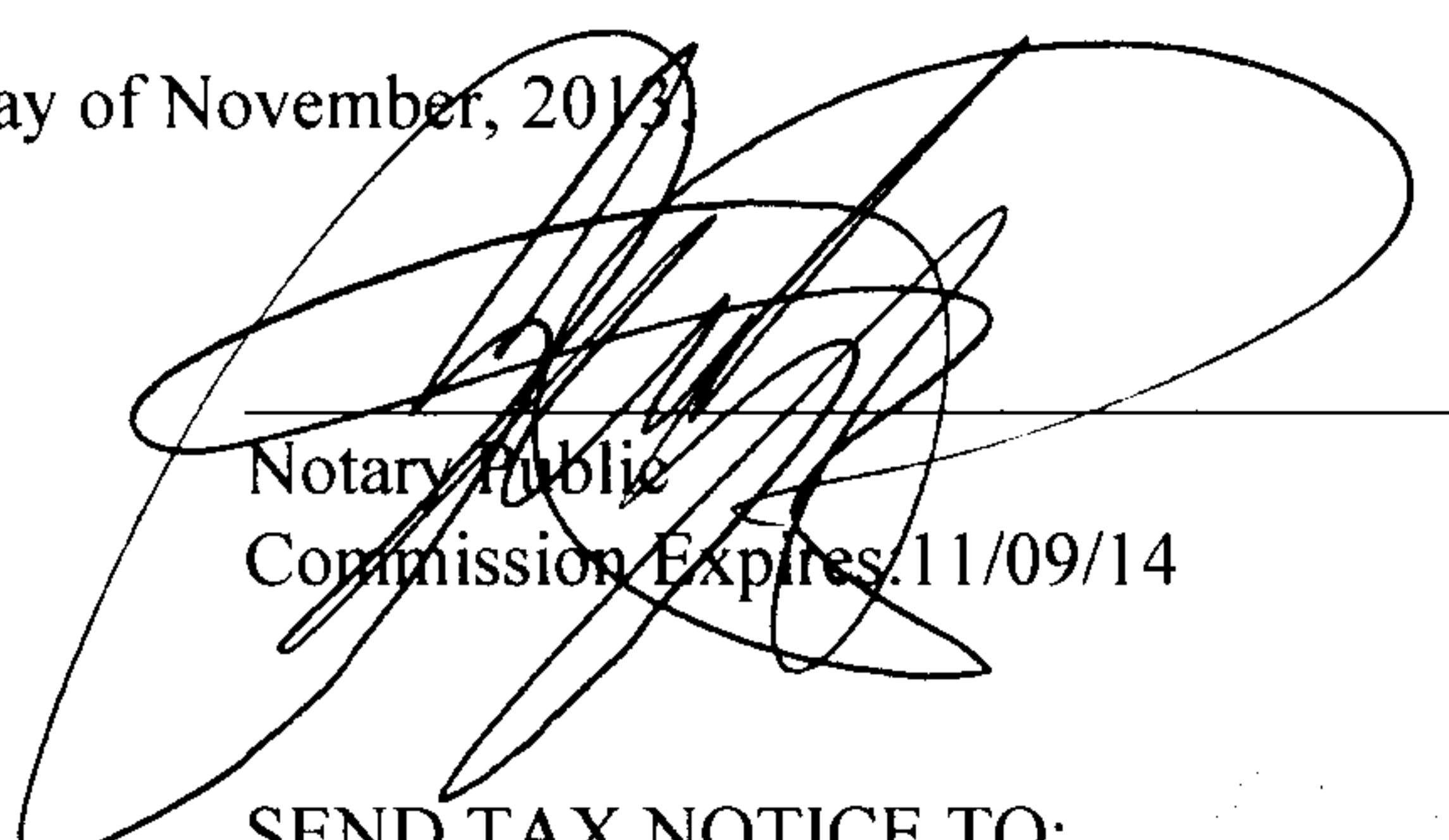
CHARLES R. EVANS,
MANAGER


20131202000466380 1/2 \$241.50
Shelby Cnty Judge of Probate, AL
12/02/2013 02:09:39 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that CHARLES R. EVANS whose name as MANAGER of KELLY CREEK, L.L.C. 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 conveyance, he as such Manager and with full authority executed the same voluntarily for and as the act of KELLY CREEK, L.L.C. an Alabama Limited Liability Company on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2013



Notary Public
Commission Expires 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PKWY, #338
BIRMINGHAM, ALABAMA 35209
205-879-3400
File 213322

SEND TAX NOTICE TO:
GARY ARD
3164 Overhill Road
Birmingham, AL 35223
05-5-15-0-000-001-001

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