


STATE OF ALABAMA)
COUNTY OF SHELBY)


20140210000037950 1/2 \$192.00
Shelby Cnty Judge of Probate, AL
02/10/2014 03:47:54 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Hundred Thousand and no/100Dollars (\$500,000.00) being the contract sales price to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, FORTY THREE INVESTMENTS, LLC, an Alabama Limited Liability Company (GRANTOR) whose address is 228 Hawthorn Street, Birmingham, AL 35242 does grant, bargain, sell and convey unto JERRY KLAMER and LISA KLAMER (GRANTEES) whose address is 112 Courtyard Drive, Chelsea, AL 35043 as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

From the SE corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northwesterly along the diagonal line of the SW $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 1900.67 feet to the NW corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence continue NW along the diagonal line of the SW $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 231.87 feet to the SE right of way of Shelby County Highway No. 43; thence left 90°56'31" SW along said right of way for a distance of 1681.92 feet to the W $\frac{1}{4}$ - $\frac{1}{4}$ section line if said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left 43°50'30" southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for a distance of 340.17 feet to the SW corner of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left 91°05'18" E along the S $\frac{1}{4}$ - $\frac{1}{4}$ section line said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the S $\frac{1}{4}$ - $\frac{1}{4}$ section line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 2679.08 feet to the point of beginning. 2468 BEAR CREEK ROAD, STERRETT, AL 35147 LESS AND EXCEPT:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West; Shelby County, Alabama, and more particularly described as follows:

From the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 15, Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ for a distance of 916.56 feet, to the point of beginning; thence left 99°41'58" southwesterly for a distance of 462.14 feet; thence right 90° Northwesterly for a distance of 407.0 feet; thence right 90° northeasterly for a distance of 607.86 feet, to the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence right 99°41'58" southeast along said line for a distance of 432.25 feet to the point of beginning.

Also, a 20 foot Road Easement more particularly described as follows:

A part of the Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 15, Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 916.56 feet; thence left 99°41'58" southwest for a distance of 462.14 feet; thence right 90°, northwesterly, for a distance of 399.10 feet to point of beginning of centerline of survey of 20 foot wide road easement; thence left 44°51'53" southwesterly, for a distance of 161.04 feet; thence left 9 degrees 13'51" southwesterly, for a distance of 115.10 feet; thence left 1 degrees 34'19" southwesterly, for a distance of 121.92 feet; thence right 43°01'59" northwesterly for a distance of 96.10 feet, thence right 46°13'47" Northwesterly, for a distance of 74.82 feet; thence right 12°38'48" Northwesterly for a distance of 96.77 feet; thence right 26 degrees 12'51" Northeasterly for a distance of 125.23 feet; thence left 29°22'02" Northwesterly, for a distance of 124.29 feet; thence left 12°55'21" Northwesterly for a distance of 102.78 feet; thence left 7°57'32" Northwesterly for a distance of 88.27 feet to the Southeast ROW of Shelby County Highway No. 43 to point of ending. Said 20 foot wide road easement being 10 feet left of centerline and 10 feet right of described centerline of survey.

Subject to:

Ad Valorem taxes due October 1, 2014.

Title to all minerals not owned by Grantor.

Right of way granted Alabama Power Company in Volume 139, Page 116.

Right of way granted Shelby County in Volume 228, Page 439 and Volume 228, Page 440.

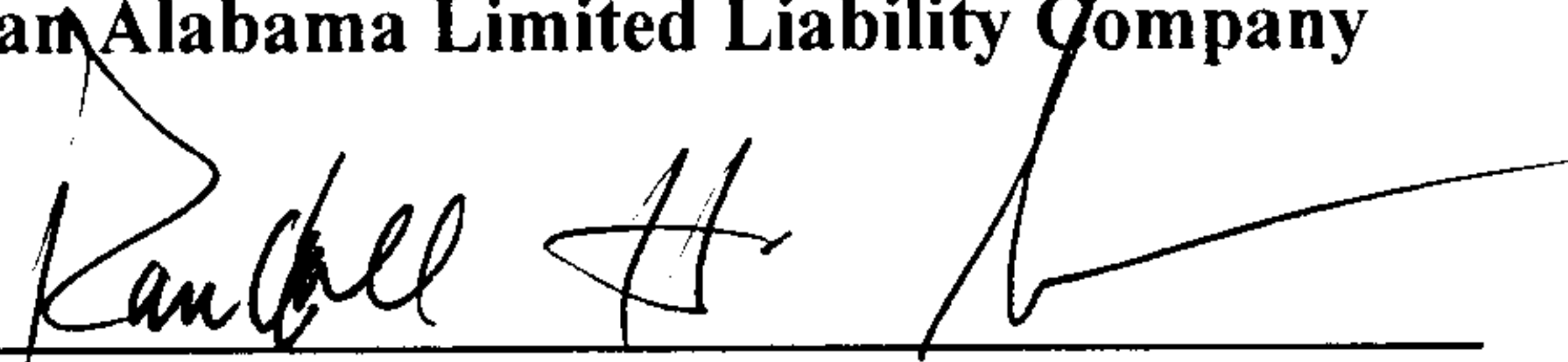
\$325,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEES, their heirs 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 same GRANTEES, their heirs, 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 7th day of February, 2014.

FORTY THREE INVESTMENTS, LLC,
an Alabama Limited Liability Company

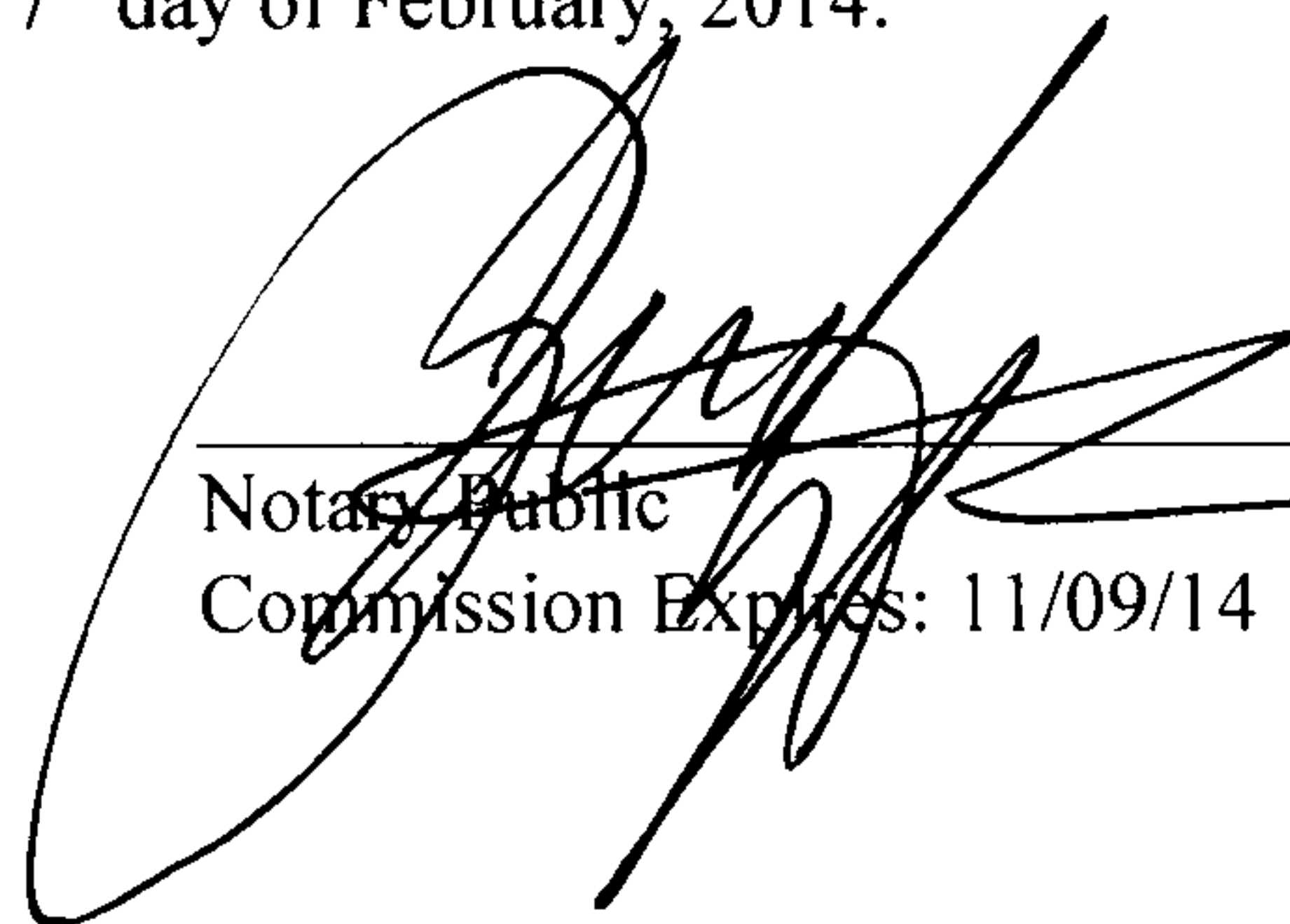


RANDALL H. GOGGANS
MANAGING MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that RANDALL H. GOGGANS whose name as Managing Member of FORTY THREE INVESTMENTS, LLC, an Alabama Limited Liability Company 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal of office this 7th day of February, 2014.



Notary Public
Commission Expires: 11/09/14

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
Jerry Klamer
Lisa Klamer
112 Courtyard Drive
Chelsea, AL 35043


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