

This instrument was prepared by:
William H. Halbrooks, Attorney
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Venture South, LLC
1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242

(Property address is 5 Bent Rail Lane, Pelham, AL)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Fifty Thousand and No/100-----(\$50,000.00) Dollars
As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I/we, James David Overstreet, as Personal Representative of the
Estate of William David Overstreet, Jr., deceased, Probate Case No. 2013-000552
(Whose address is P.O. Box 544, Gary, WV 24836)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Venture South, LLC
(Whose address is 1401 Doug Baker Blvd., Suite 107-206, B'ham, AL)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.
Subject to: current taxes, easements, restrictions and rights-of-way of record.

Subject to: rights of parties and creditors to file claims against the Estate of
William David Overstreet, Jr., Probate Case No. 2013-000552. Said rights to expire
6 months from September 12, 2013.

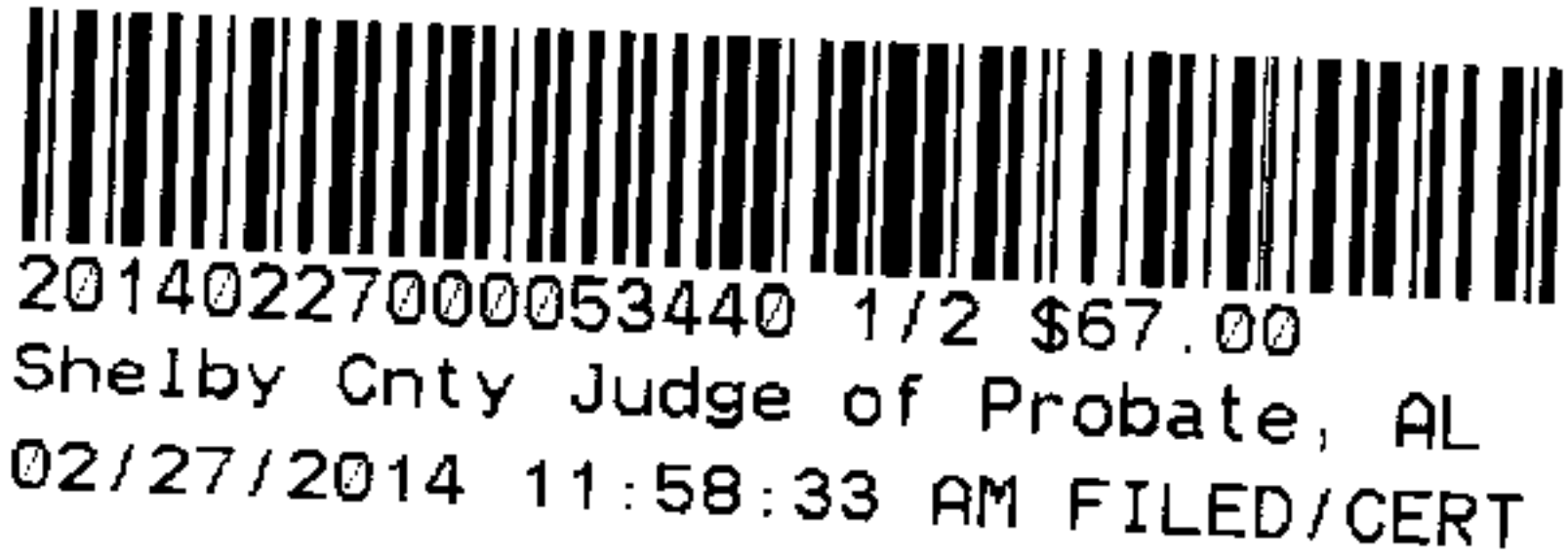
William D. Overstreet, Jr. was the surviving grantee of that certain deed recorded in
Instrument No. 2000-28446. The other grantee, Lucy A. Overstreet, having died on or
about 12-18-06.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, its successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we)
will and my (our) heirs, executors and administrators shall warrant and defend the same to the
said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 18th day
of February, 2014.

James David Overstreet P.R. (Seal) _____ (Seal)
James David Overstreet, Personal Representative



STATE OF ALABAMA)

Representative Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that,
James David Overstreet whose name as Personal Representative
for/of Estate of William David Overstreet, Jr., deceased, Probate Case No. 2013-000552
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, in his capacity as such
Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2014.

My Commission Expires: 4/2/16 William H. Halbrooks William H. Halbrooks, Notary Public

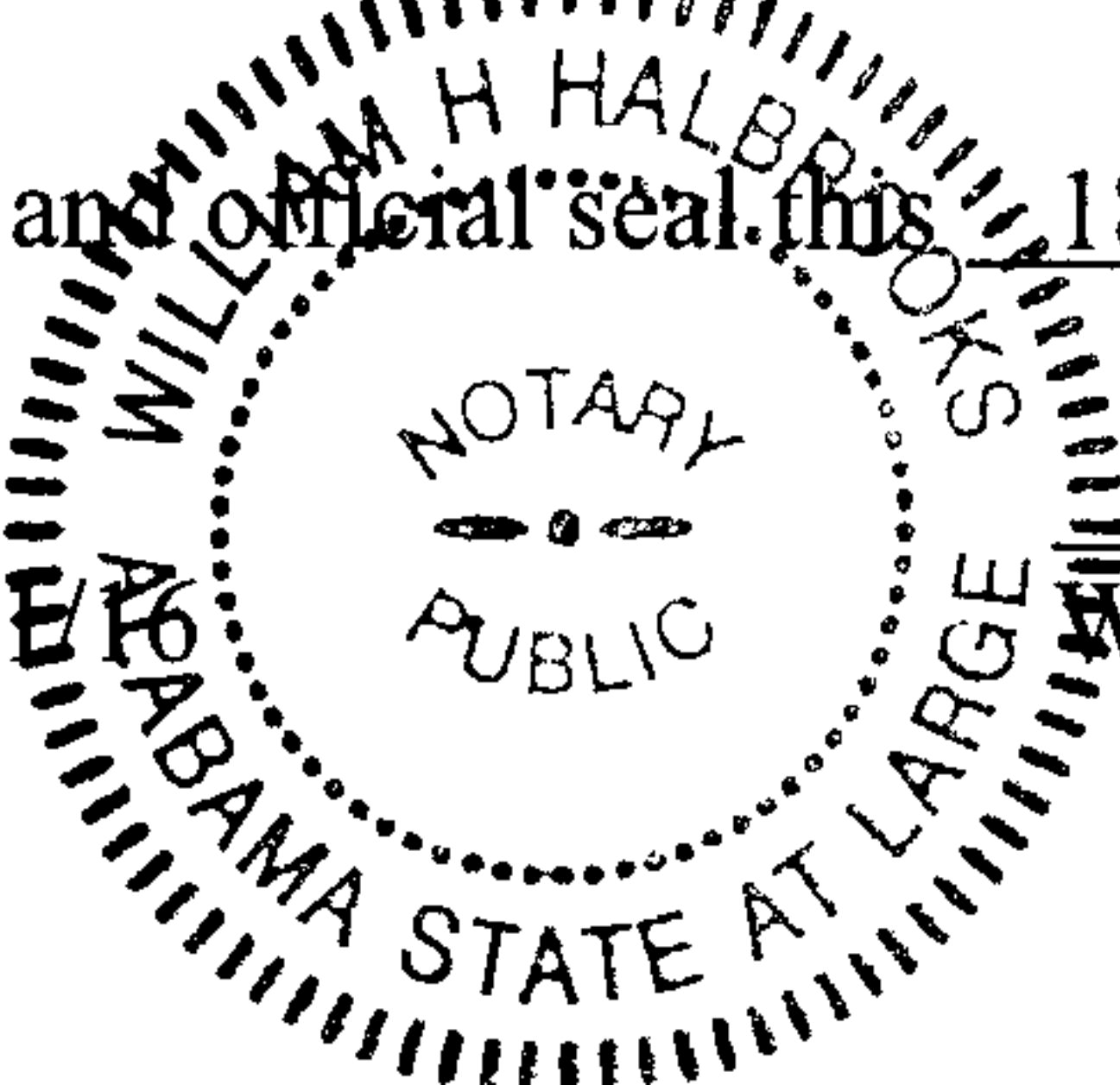


Exhibit "A"

Attached Legal Description

Commence at the NE corner of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North $89^{\circ}52'30''$ West along the North line of said Section 20 a distance of 259.77 feet to the point of beginning of the property being described; thence continue along last described course a distance of 476.08 feet to a point; thence run South $14^{\circ}11'49''$ West a distance of 398.73 feet to a point on the North line of a Public Road or Street; thence run South $75^{\circ}48'11''$ East along the said Northerly line of said Public Road or Street a distance of 150.0 feet to a point; thence run North $45^{\circ}24'52''$ East a distance of 601.58 feet to the point of beginning.


20140227000053440 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
02/27/2014 11:58:33 AM FILED/CERT

Shelby County, AL 02/27/2014
State of Alabama
Deed Tax: \$50.00