

Send tax notice to:
SHAW PROPERTIES, INC.
624 PRESTWICK DRIVE
HOOVER, AL 35244


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014076

Shelby COUNTY

WARRANTY DEED


20140303000057170 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/03/2014 01:42:01 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) **the amount which can be verified in the Sales Contract between the two parties in** hand paid to the undersigned, JMB MAKERS, LLC **whose mailing address is: P.O. BOX 380972 BIRMINGHAM, AL 35238** (hereinafter referred to as "Grantor") by SHAW PROPERTIES, INC. **whose mailing address is: 624 PRESTWICK DRIVE HOOVER, AL 35244** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE FINAL RECORD PLAT OF HEATHERWOOD 7TH SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. SUBJECT TO TERMS, CONDITIONS, LIMITATIONS, OBLIGATIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS IN INSTRUMENT 20030411000 AND INSTRUMENT 20080104000002410.
3. RESTRICTIONS, CONDITIONS, USES, EASEMENTS, MINERALS AND MINING RIGHTS, RIGHTS INCIDENT THERETO INCLUDING RELEASE OF DAMAGES APPEARING OF RECORD IN BOOK 146, PAGE 237 AND INSTRUMENT 2003-221790, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. NON-EXCLUSIVE ASSIGNMENT OF SIGN RIGHTS AS SET FORTH IN INSTRUMENT 20030441000221770, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESERVATIONS AND RIGHT IN DEED RECORDED IN INSTRUMENT 20030411000221750 AND CORRECTED IN INSTRUMENT 20060307000106860.
6. SUBJECT TO HEATHERWOOD HOMEOWNER'S ASSOCIATION BY-LAWS, RULES AND REGULATIONS SET FORTH IN INSTRUMENT 20050329000142990.
7. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN BOOK 290, PAGE 552 AND BOOK 243, PAGE 93 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO USX AND SOUTH CENTRAL BELL TELEPHONE COMPANY, AS RECORDED IN BOOK 119, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN BOOK 337, PAGE 267; REAL 270, PAGE 91; REAL 75, PAGE 707 AND VOLUME 318, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

10. SUBJECT TO THE RIGHTS AND USE OF OTHERS OVER AND ACROSS SUBJECT PROPERTY AS SET FORTH IN INSTRUMENT 2000-24963.
11. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN VOLUME 329, PAGE 423, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. SUBJECT TO ANY EASEMENTS WITHIN AND WITHOUT HEATHERWOOD SUBDIVISION AND/OR GOLF COURSE, CART PATH AND TUNNEL, MAP BOOK 8 PAGE 27, MAP BOOK 9, PAGE 66, MAP BOOK 8, PAGE 28, MAP BOOK 9, PAGE 161 AND MAP BOOK 19, PAGE 148 AND AS SHOWN BY THE SURVEY OF CHARLES A. WILLIAMS DATED NOVEMBER 20, 2006.
13. RIGHT OF WAY AND RESTRICTIONS GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST NO. 20071108000516910.
14. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

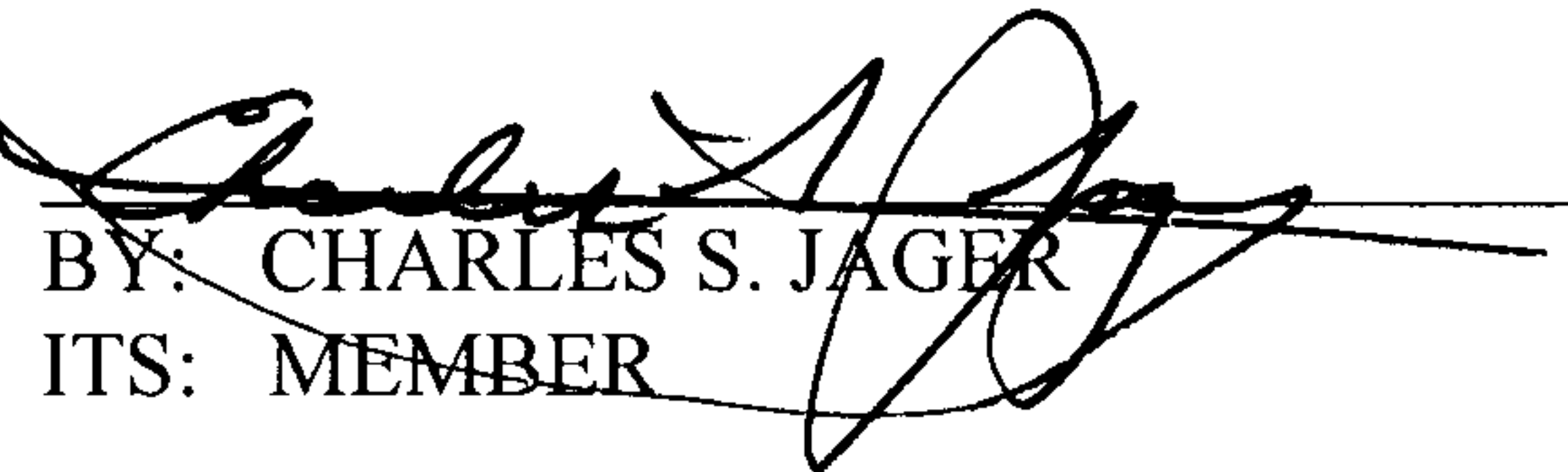
\$412,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.


The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, JMB MAKERS, LLC, by CHARLES S. JAGER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of February, 2014.

JMB MAKERS, LLC


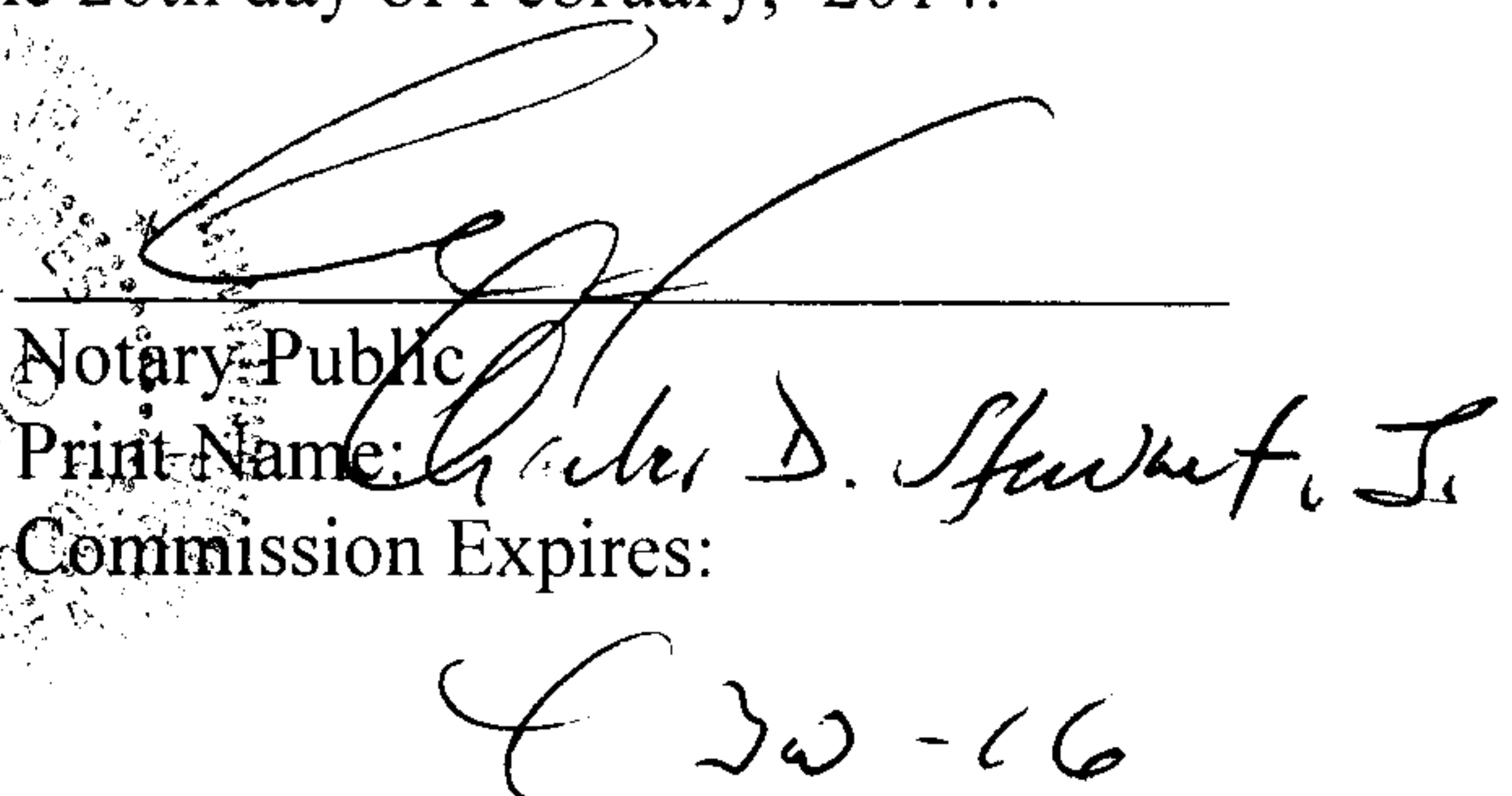

BY: CHARLES S. JAGER
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY


20140303000057170 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S. JAGER, whose name as MEMBER of JMB MAKERS, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26th day of February, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:

C 30-16