

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

Send Tax Notice To:
Spartan Value Investors, LLC
1110 23rd Street S.
Birmingham, AL 35209

Property address is 5 Bent Rail Lane, Pelham, AL

Corporation Form Warranty Deed

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

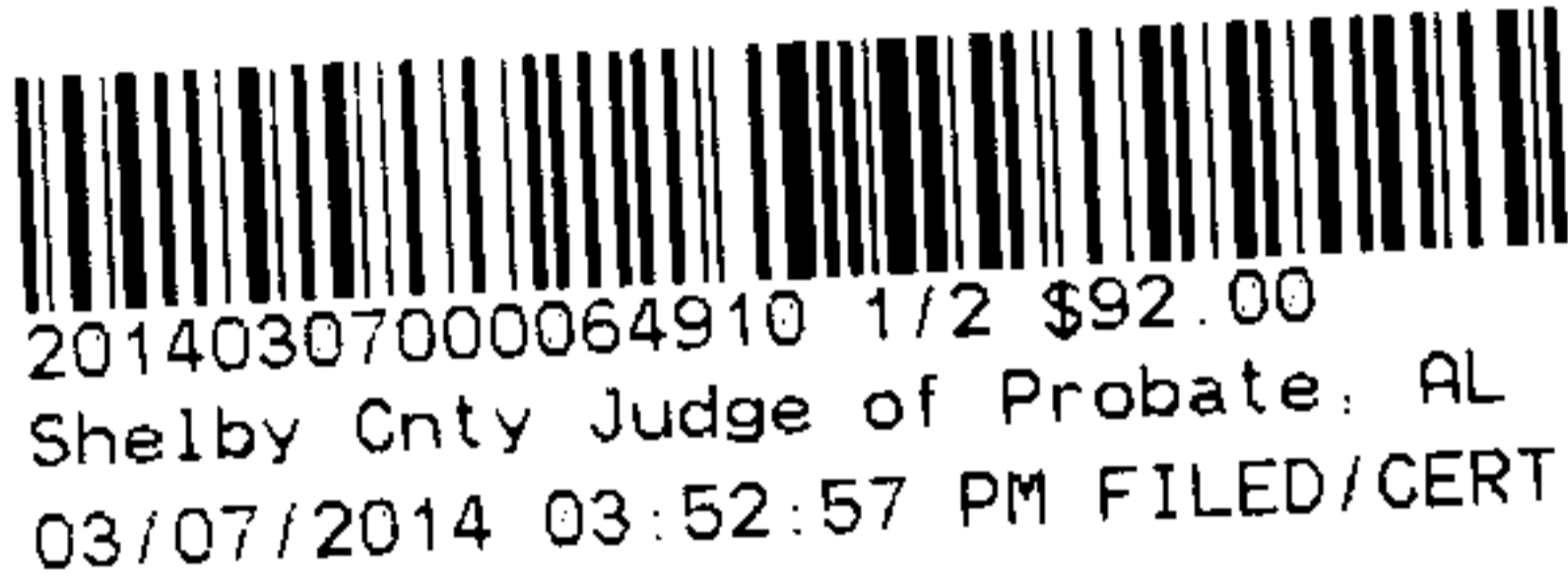
That in consideration of Seventy-Five Thousand and No/100 --- (\$75,000.00) Dollars
to the undersigned grantor, as evidenced by closing statement.

Venture South, LLC, a limited liability company
Whose address is 1401 Doug Baker Blvd., Suite 107-206, Birmingham, AL 35242
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is
hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto Spartan Value Investors, LLC

Whose address is 1110 23rd Street S., Birmingham, AL 35209
(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 and restrictions of record.



TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, 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, her or their heirs, executors and assigns forever, against the
lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute
this conveyance, hereto set its signature and seal, this the 28th day of February, 2014.

ATTEST:
Shelby County, AL 03/07/2014
State of Alabama
Deed Tax: \$75.00

Venture South, LLC
By Todd Murphy
Todd Murphy, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON) Limited Liability Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby
certify that Todd Murphy whose name as member of
Venture South, LLC, a 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
the 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, this the 28th day of February, 2014.

My Commission Expires: 4/21/16

Notary Public: William H. Halbrooks
NOTARY PUBLIC
STATE OF ALABAMA

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°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°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°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°24'52" East a distance of 601.58 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
03/07/2014 03:52:57 PM FILED/CERT