

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Heart of Dixie Railroad Museum, Inc.
P. O. Box 727
Calera, AL 35040

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Eight Thousand and No/00 Dollars (\$38,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Woods and Water Properties, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Heart of Dixie Railroad Museum, Inc., (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.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

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 said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its, Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal this 1st day of April, 2014.

WOODS AND WATER PROPERTIES, LLC



By: Edward O. Murphree, Jr., Managing Member

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward O Murphree, Jr., whose name as Managing Member of Woods and Water Properties, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of April, 2014.


Notary Public

My Commission Expires: 9/12/15_____

Shelby County, AL 04/02/2014
State of Alabama
Deed Tax: \$38.00


20140402000092920 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
04/02/2014 08:44:56 AM FILED/CERT



LEGAL DESCRIPTION

EXHIBIT "A"

Parcel I:

A part of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 2 West being more particularly described as follows:

Begin 75 feet East of Northwest corner, Block 204, and run East 75 feet; South 180 feet; West 75 feet; North 180 feet to beginning, as per Dunstan's Survey and Map of the Town of Calera, Shelby County, Alabama; situated in Shelby County, Alabama.

Also that certain lot or parcel of land situated in the Town of Calera, Alabama, more particularly described as follows:

Begin at the Northwest corner of Block "N", according to Dare's Map of Calera, Alabama, which said map is recorded in the Probate Judge's Office of Shelby County, Alabama, and which said point of beginning is, also, at the intersection of the Southern boundary of Gardner Street with the Eastern boundary of Gilmer Street and run South, along the said Eastern boundary of Gilmer Street, 120 feet; thence run Easterly parallel with said Gardner Street, 75 feet; thence run Northerly parallel with said Gilmer Street 120 feet to the South boundary of said Gardner Street; thence run Westerly along the said Southern boundary of Gardner Street, 75 feet to the point of beginning.

Less and except:


One house and lot in Block "N" in the Town of Calera, Alabama, according to Dare's Map and survey and described on as beginning at a point 110 feet South of the Northwest corner of Block "N" according to Dare's Map and Survey of the Town of Calera, Alabama, and on the East side of Gilmer Street and from said point of beginning continue thence South along the East margin of Gilmer Street a distance of 70 feet to an alley; run thence East 75 feet along the North side of said alley; run thence North 70 feet; run thence West 75 feet to the point of beginning on the East side of Gilmer Street, and being a part of what has heretofore been known as the Northwest 1/4 of Block 204, according to J. H. Dunston's Survey and Map of the Town of Calera as recorded in the Probate Office of Shelby County, Alabama.

Parcel II:

Part of Lot 1, Block 204, according to the unrecorded Dunstan's Map of Calera, being more particularly described as follows: Commence at the Northwest corner of Block 204, Dunstan's Map of Calera, being an unrecorded map; thence run South 84 deg. 24 min. 38 sec. East along the southerly right of way of 17th Street, a distance of 122.09 feet; thence run South 86 deg. 25 min. 00 sec. East along said right of way a distance of 28.10 feet; thence run South 84 deg. 47 min. 08 sec. East along said right of way a distance of 50.00 feet to the point of beginning; thence run South 84 deg. 47 min. 14 sec. East along said right of way a distance of 45.24 feet; thence run South 5 deg. 40 min. 04 sec. West leaving said right of way a distance of 186.51 feet; thence run North 81 deg. 20 min. 28 sec. West a distance of 45.37 feet; thence run North 5 deg. 41 min. 20 sec. East a distance of 183.79 feet to the point of beginning; being situated in Calera, Shelby County, Alabama.

Parcel III:

Commence at the NW corner of Block 204 of Dunstan's Map of Calera, as recorded in Map Book 1, page 1, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 84 deg. 24 min. 38 sec. East a distance of 122.09 feet; thence South 86 deg. 25 min. 00 sec. East a distance of 28.10 feet to the point of beginning; thence South 84 deg. 47 min. 08 sec. East a distance of 50.00 feet; thence South 05 deg. 41 min. 20 sec. West, a distance of 183.79 feet; thence North 81 deg. 21 min. 05 sec. West, a distance of 50.00 feet; thence North 05 deg. 40 min. 06 sec. East, a distance of 180.79 feet to the point of beginning.



20140402000092920 2/3 \$58.00
Shelby Cnty Judge of Probate, AL
04/02/2014 08:44:56 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Woods and Water Properties, LLC
Mailing Address 2275 Green Springs Hwy South
Birmingham, AL 35205

Grantee's Name: Heart of Dixie Railroad Museum, Inc.
Mailing Address: P O Box 727
Calera, AL 35040

Property Address: 28-5-21-4-401-021.000
-022.000
-023.000

Date of Sale 4/1/2014
Total Purchase Price \$ 38,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale
 X Sales Contract
 Closing Statement
 Appraisal
 Other –

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 4/1/2014

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Print EDWARD D. MURPHY, SR.

 Unattested

(Verified by)