


Send tax notice to:
Windwood Land Holdings, LLC
4848 Highway 11
Pelham, AL 35124

**This instrument prepared by
and record and return to:**
Russell L. Irby, III
Butler Snow LLP
1819 Fifth Avenue North, Suite 1000
Birmingham, AL 35203
(205) 297-2223

Value: \$372,000.00

GENERAL WARRANTY DEED


20140421000115750 1/5 \$398.00
Shelby Cnty Judge of Probate: AL
04/21/2014 11:35:22 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS, that **WILLIAM D. UPTON, III** (the "Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **WINDWOOD LAND HOLDINGS, LLC** (the "Grantee"), that certain real property and any improvements thereon situated in the County of Shelby, State of Alabama, together with all appurtenances thereunto belonging, which include, without implied limitation, all mineral and subsurface rights in which Grantor has an interest, more particularly described on the attached Exhibit A, and referred to hereinafter as the "Property."

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever.

Grantor does for himself and his successors and assigns covenant with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor will, and his successors and assigns shall, warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons.

NOTE: This deed was prepared without the benefit of a title examination.

NOTE: Legal description was provided by Grantor.

NOTE: This property is not the homestead of the Grantor.

[SIGNATURE ON FOLLOWING PAGE]

Shelby County, AL 04/21/2014
State of Alabama
Deed Tax: \$372.00

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed effective this 28th day of February, 20 14.

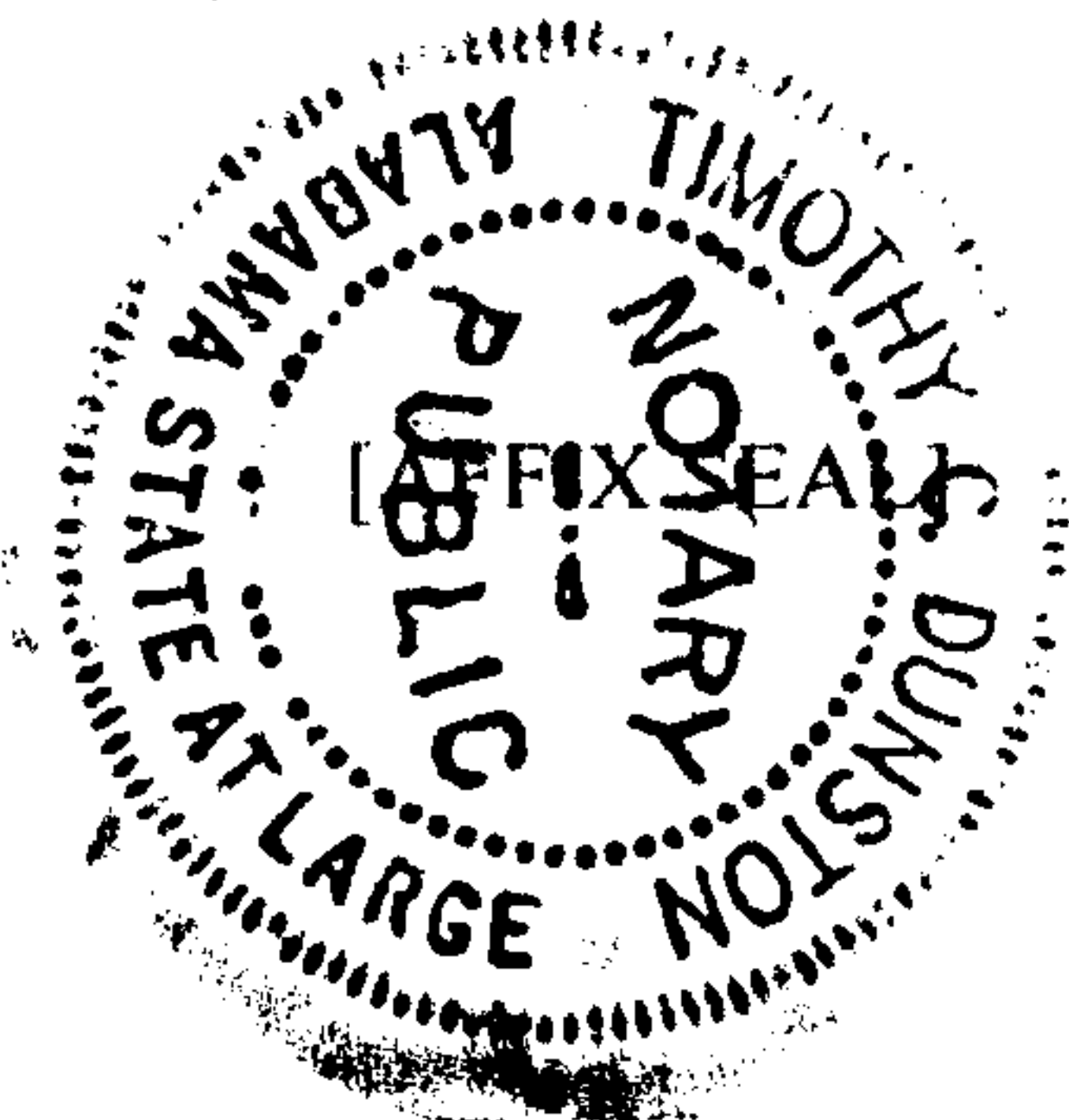
GRANTOR:

William D. Upton, III
WILLIAM D. UPTON, III

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county in said state, hereby certify **WILLIAM D. UPTON, III**, whose name 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 instrument, he executed the same voluntarily on the day the same bears.

GIVEN under my hand and official seal this 28th day of February, 20 14.



Timothy C. Dunston
Notary Public

My Commission Expires:

5-25-14



EXHIBIT A
Legal Description

A parcel of land situated in the East 1/2 of Section 16, and in the NW 1/4 of the SW 1/4 of Section 15, all in Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE Corner of the SE 1/4 of the NE 1/4 of Section 16, Township 20 South, Range 2 West; thence N 00°01'30" W along the East line of said 1/4-1/4 section, a distance of 354.45' to the southeasterly Right of Way line of CSX Railroad (200' ROW) said point being the point of a non tangent curve turning to the right with a radius of 4584.00', a delta angle of 5°39'57", and subtended by a chord which bears S 40°54'51" W, a chord distance of 453.12'; ; thence along said curve and Right of Way, an arc distance of 453.31'; thence S 43°44'50" W along said Right of Way, a distance of 491.56'; thence with a curve turning to the left with a radius of 4392.00', a delta angle of 10°01'59", and subtended by a chord which bears S 38°43'50" W, a chord distance of 768.11'; ; thence along said curve and said Right of Way, an arc distance of 769.09'; thence with a reverse curve turning to the right with a radius of 5850.00', a delta angle of 3°20'53", and subtended by a chord which bears S 35°23'17" W, a chord distance of 341.80'; ; thence along said curve and said Right of Way, an arc distance of 341.85'; thence S 00°01'35" E and leaving said Right of Way, a distance of 56.97' to the NW Corner of the NE 1/4 of the SE 1/4 of said Section 16; thence S 00°06'19" W along said 1/4-1/4 line, a distance of 2219.77' to a point on the 720 foot contour line; thence N 49°48'20" E along said contour line, a distance of 188.47'; thence N 07°41'26" E along said contour line, a distance of 57.73'; thence N 53°26'48" E along said contour line, a distance of 32.41'; thence N 07°33'23" E along said contour line, a distance of 68.47'; thence N 21°31'33" E along said contour line, a distance of 128.76'; thence N 64°58'45" E along said contour line, a distance of 94.10'; thence N 25°25'19" E along said contour line, a distance of 110.52'; thence N 49°21'17" E along said contour line, a distance of 49.78'; thence N 06°01'24" E along said contour line, a distance of 35.96'; thence N 33°15'19" E along said contour line, a distance of 85.53'; thence N 41 °38'59" E along said contour line, a distance of 402.10'; thence N 58°26'36" E along said contour line, a distance of 65.72'; thence N 33°50'26" E along said contour line, a distance of 109.99'; thence N 49°09'38" E along said contour line, a distance of 101.74'; thence N 65°10'10" E along said contour line, a distance of 78.34'; thence N 42°14'34" E along said contour line, a distance of 269.20'; thence N 55°32'08" E along said contour line, a distance of 184.46'; thence N 32°22'26" E along said contour line, a distance of 45.52'; thence N 48°04'40" E along said contour line, a distance of 141.87'; thence N 82°12'42" E along said contour line, a distance of 88.51'; thence N 47°11'34" E along said contour line, a distance of 39.13'; thence N 56°03'28" E along said contour line, a distance of 50.75'; thence N 13°46'03" E along said contour line, a distance of 80.66'; thence N 40°23'50" E along said contour line, a distance of 77.43'; thence N 53°34'13" E along said contour line, a distance of 104.39'; thence N 06°58'18" E along said contour line, a distance of 86.20'; thence N 34°24'19" E along said contour line, a distance of 213.82' to the North line of the NW 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 2 West; thence N 87°42'25" W along said North line, a distance of 573.90' to the NE Corner of

the NE 1/4 of the SE 1/4 of Section 16, Township 20 South, Range 2 West; thence N 00°02'35" W, a distance of 1318.83' to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Right of Way to Alabama Power Company as set out in instruments recorded in Deed Book 131, Page 411, and Deed Book 127, Page 440, in the Probate Office of Shelby County, Alabama; (3) Right of Way as set out in instruments recorded in Instrument#1999-43557 and Instrument #2006-52013, in the Probate Office of Shelby County, Alabama; (4) Right of Way and Easement Agreement recorded in Instrument #2000-04823, in the Probate Office of Shelby County, Alabama.

NOTE: The Property being that same property described in that certain Statutory Warranty Deed dated April 27, 2012, from Grey Oaks Properties, LLC, as Grantor, to William D. Upton III, as Grantee, and recorded on April 30, 2012, at 1:56:00 in the Shelby County Probate Office, 20120430000148400.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William D. Upton, III
Mailing Address 4848 Highway 11
Pelham, AL 35124

Grantee's Name Windwood Land Holdings, LLC
Mailing Address 4848 Highway 11
Pelham, AL 35124

Property Address 4848 Highway 11
Pelham, AL 35124

Date of Sale February 28, 2014
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 372,000

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
☐ 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).

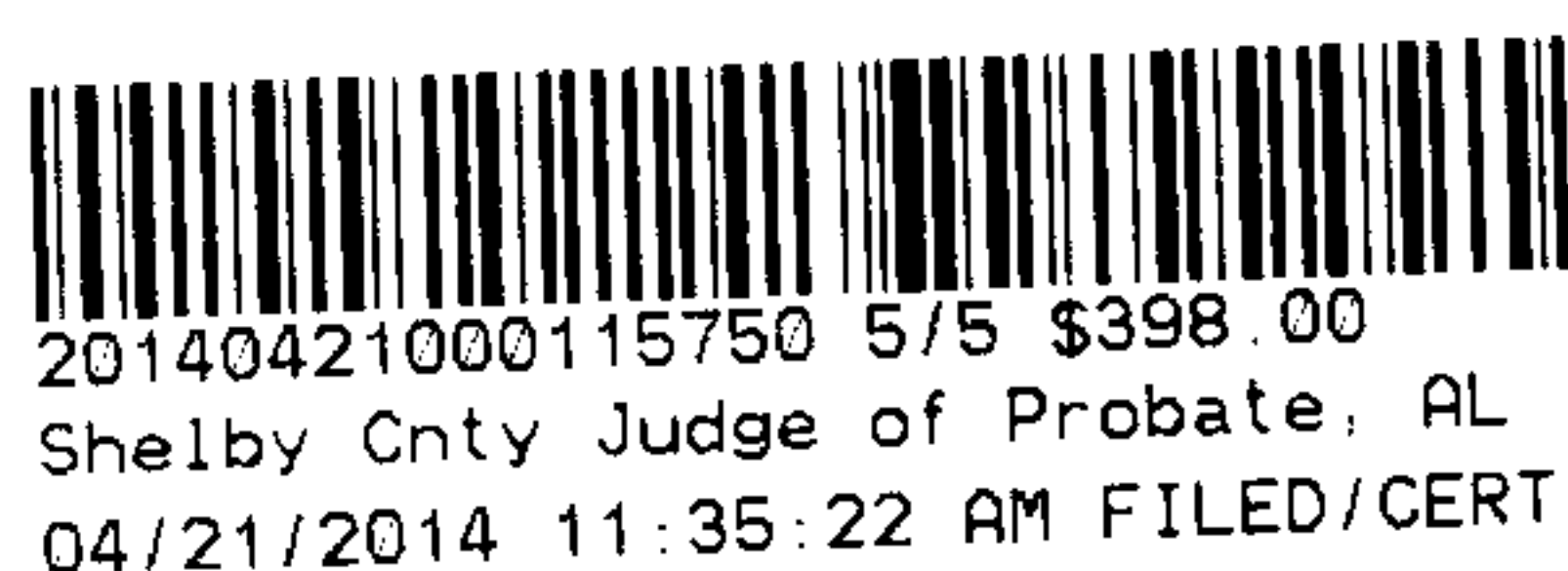
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/14/14

Print William Upton

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



Form RT-1