

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) Day, LLC
(Address) 2728 8TH Ave. N
Birmingham, AL 35203

Statutory Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$115,000.00) DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation** (herein referred to as grantor), grants, bargains, sells and conveys unto **DAY, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

REFERENCED IS HEREBY MADE TO THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A", SAME OF WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:

- All taxes for 2014 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure deed dated March 27, 2014 and recorded on March 27, 2014 at 01:57:55 PM in Instrument #20140327000085900 and corrected by Instrument recorded at Instrument #20140506000135120, on May 6, 2014, in the Probate Office of Shelby County, Alabama under and in accordance with the laws of the State of Alabama or the United States of America.
- Rights of others in and to use of easements described herein.
- Easement to BellSouth Telecommunications, Inc., recorded in Inst. No. 1993-41360.
- Grant of easements, declaration of restrictions and agreement to maintain as recorded in Inst. No. 20030117000034090 and Modification of Prior Non-Exclusive Private Road Easement as recorded in Inst. No. 20060417000176540 and Inst. No. 20060413000172190.
- PURCHASE MONEY FIRST MORTGAGE IN THE AMOUNT OF \$86,250.00, EXECUTED ON EVEN DATE HERewith.

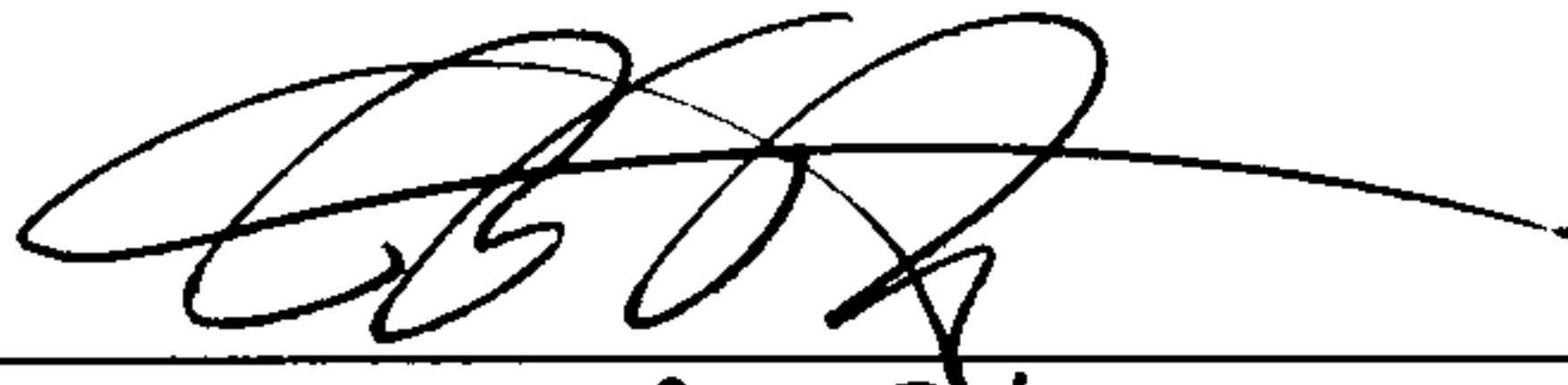

20140521000153300 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
05/21/2014 12:02:29 PM FILED/CERT

Shelby County, AL 05/21/2014
State of Alabama
Deed Tax: \$29.00

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of May __, 2014.

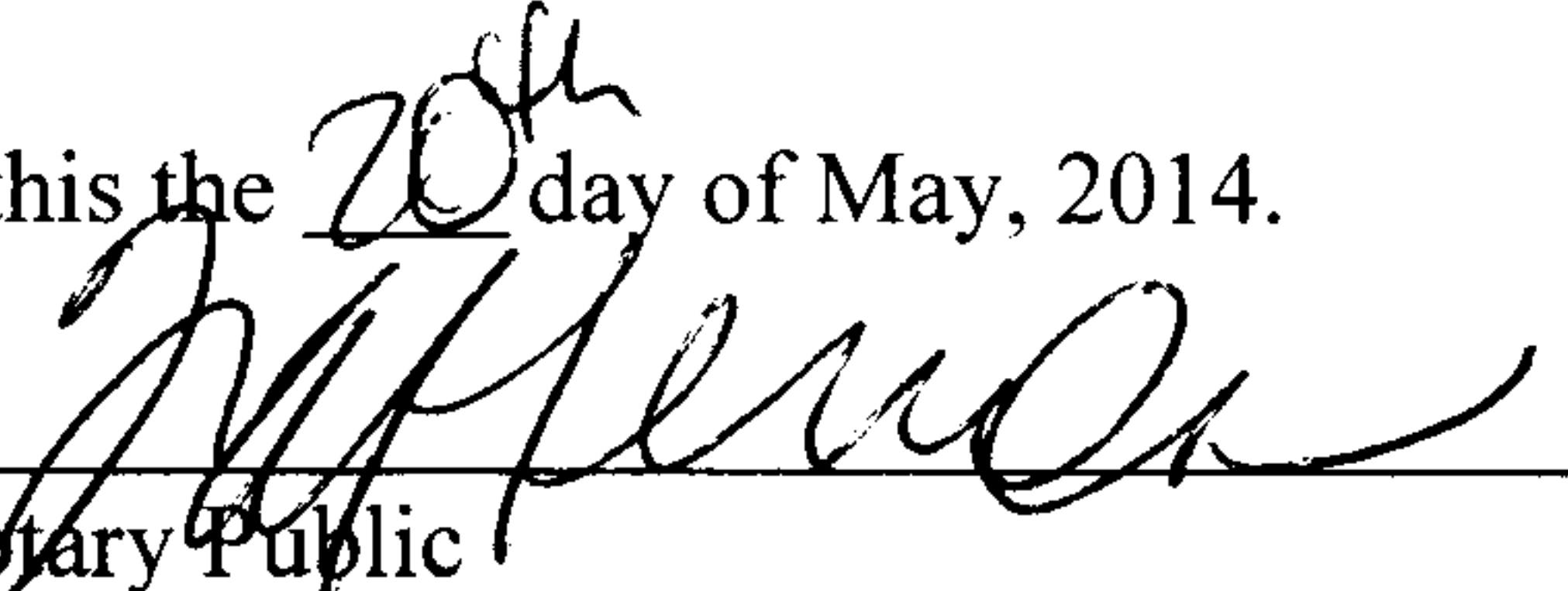
CENTRAL STATE BANK:


By: Shane D. Schroeder
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shane D. Schroeder whose name as President of Central State Bank, an Alabama Banking Corporation 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 Bank.

Given under my hand and official seal, this the 20th day of May, 2014.


Notary Public
My Commission Expires: _____

My Commission Expires April 4, 2016



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EXHIBIT "A"
LEGAL DESCRIPTION

The Southeast Quarter of the Northeast Quarter of Section 34, Township 20, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Begin at the NE corner of above said 1/4-1/4, said point being the Point of Beginning; thence North 89 degrees 46 minutes 47 seconds West, a distance of 654.64 feet; thence South 07 degrees 10 minutes 12 seconds West, a distance of 1,331.89 feet; thence South 89 degrees 44 minutes 32 seconds East, a distance of 659.70 feet; thence North 00 degrees 02 minutes 52 seconds West a distance of 1,332.34 feet to the Point of Beginning.

ALSO:

A non-exclusive 30' easement for ingress, egress and utilities 15' feet on either side of the centerline described as follows: Commence at the intersection of the centerline of Crest Road and Retreat Lane as shown in the Declaration of Restrictive Covenants for High Ridge Lake as recorded in Inst. NO. 1997-39702 Probate Office of Shelby County, Alabama; thence proceed in a westerly direction along said centerline as described in said covenants to a point where said centerline meets the westerly line of Tract 1, High Ridge Lake as shown on the Map and Survey of High Ridge Lake as recorded in Map Book 23, Page 65, A & B in the Probate Office of Shelby County, Alabama, which is end of said Easement.

ALSO: A non-exclusive 30' easement for ingress, egress and utilities over the following described piece of land, thirty feet in width, located in the Northeast Quarter of the Northeast Quarter, Section 34 and the North 1/2 of Section 35, Township 20 South, Range 2 West, Shelby County, Alabama, and lying fifteen (15) feet either side of the following described centerline:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West; thence North 89 degrees 46 minutes 47 seconds West and a distance of 79.99 feet to the POINT OF BEGINNING the centerline of a 30' ingress and egress easement; thence North 69 degrees 58 minutes 40 seconds East a distance of 253.66 feet; thence South 84 degrees 15 minutes 09 seconds East a distance of 113.59 feet; thence South 46 degrees 33 minutes 47 seconds East a distance of 68.47 feet; thence South 77 degrees 25 minutes 34 seconds East, a distance of 90.44; thence North 88 degrees 36 minutes 16 seconds East a distance of 183.77; thence North 89 degrees 34 minutes 03 seconds East a distance of 430.11 feet; thence South 88 degrees 33 minutes East a distance of 296.44 feet; thence North 77 degrees 00 minutes 26 seconds East a distance of 243.12'; thence North 89 degrees 51 minutes 11 seconds East, a distance of 255.91 feet; thence South 63 degrees 40 minutes 53 seconds East a distance of 139.56 feet; thence South 76 degrees 05 minutes 15 seconds East a distance of 150.58 feet; thence North 85 degrees 19 minutes 45 seconds East a distance of 321.25 feet; thence North 87 degrees 01 minute 08 seconds East a distance of 881.05 feet; thence North 70 degrees 26 minutes 19 seconds East a distance of 229.47 feet; thence North 77 degrees 55 minutes 32 seconds East a distance of 58.63 feet; thence North 83 degrees 06 minutes 03 seconds East a distance of 301.93 feet; thence North 65 degrees 13 minutes 03 seconds East a distance of 203.63 feet; thence North 77 degrees 41 minutes 36 seconds East a distance of 292.26 feet; thence South 85 degrees 52 minutes 27 seconds East a distance of 245.97 feet; thence North 85 degrees 07 minutes 12 seconds East a distance of 240.76 feet; thence South 50 degrees 20 minutes 12 seconds East a distance of 102.64 feet to the centerline of an unnamed county road (40' R.O.W.) said point being the end of said easement.

05/20/14



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank
Mailing Address P.O Box 180
Calera, AL 35040

Grantee's Name Day, LLC
Mailing Address 2728 8th Ave. N
Birmingham AL 35203

Property Address N/A

Date of Sale _____
Total Purchase Price \$115,000.00
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
☐ 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).

Print [Signature]

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



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