

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
SIDNEY W. SMYER III
2716 WOODRIDGE ROAD
BIRMINGHAM AL
35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifteen Thousand Four Hundred Forty-nine and 15/100 Dollars (**\$315,449.15**), the amount of which can be verified in the sales contract between the parties, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Forty Three Investments, LLC, herein referred to as Grantor, whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242 (whether one or more), grant, bargain, sell and convey unto Sidney W. Smyer, III (herein referred to as Grantee, whether one or more) whose mailing address is 2716 Woodridge Road, Birmingham, AL 35223, the following described real estate, situated in Shelby County, Alabama, the address of which is a portion of that property with Parcel ID 03 6 13 0 000 003.000, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2); Mineral and mining rights not owned by the Grantor; (3) Easements, restrictions and rights of way of record; (4) Rights of others granted in Covenants and Grants of Easement recorded after this documents with the Probate Office of Shelby County, Alabama.

\$165,449.13 of the consideration recited herein was derived from a purchase money mortgage delivered simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

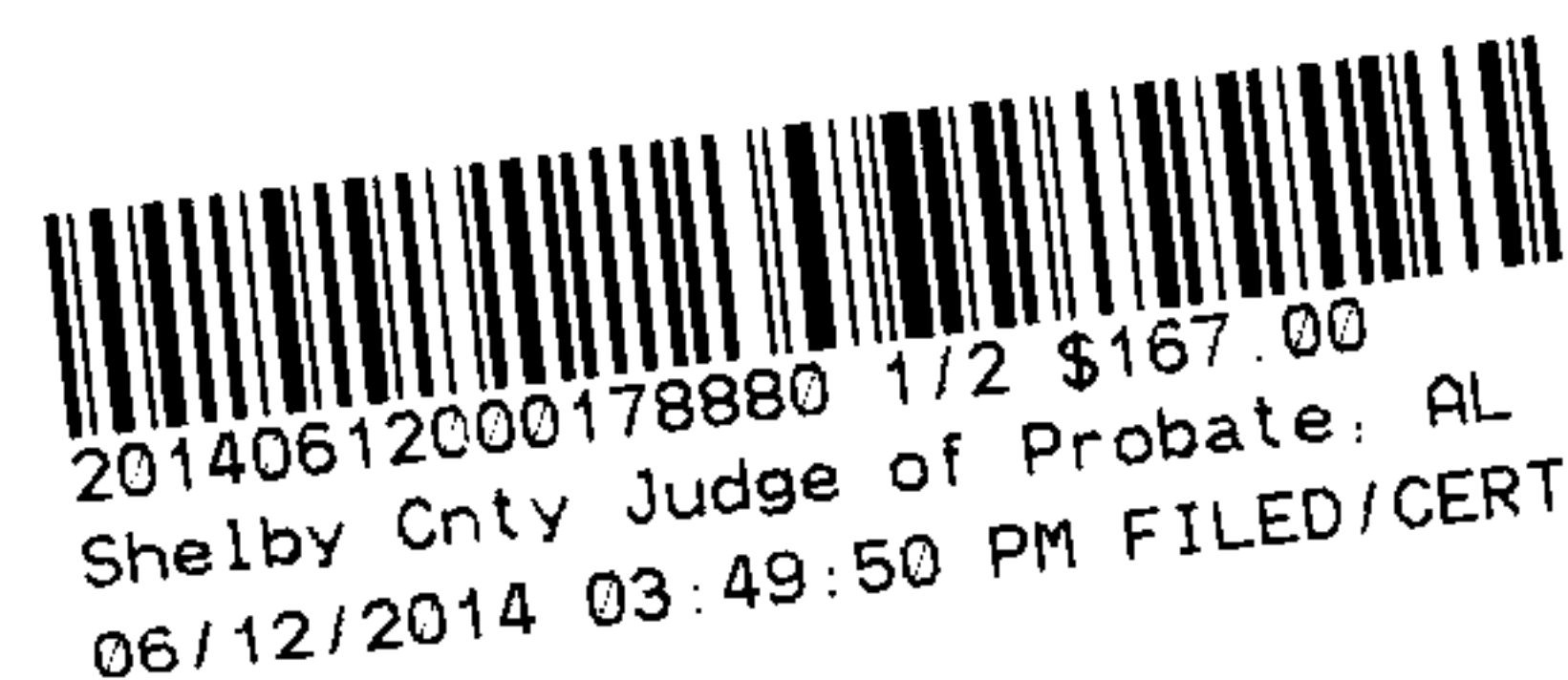
And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 10 day of JUNE, 2014.

Forty Three Investments, LLC

By: Randall H. Goggans

Randall H. Goggans, Manager



STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as the Manager of Forty Three Investments, LLC, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 10 day of JUNE, 2014.

Shelby County, AL 06/12/2014
State of Alabama
Deed Tax: \$150.00

Notary Public

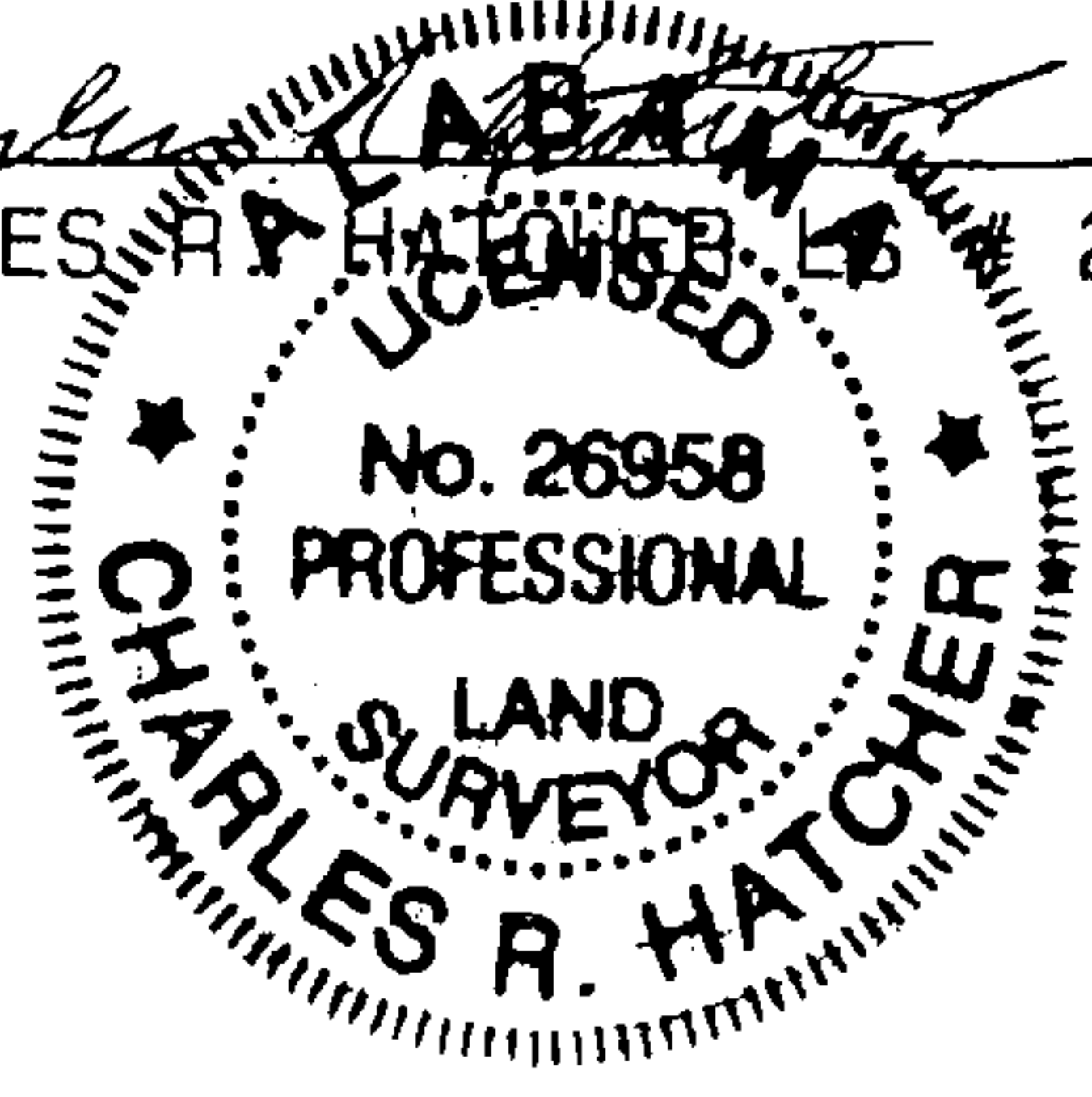
My Commission Expires: 3.1.18

EXHIBIT 'A'
~~SMITH~~
43 INVESTMENTS LLC
TO
SMYRNA
TRACT # 1 182.93 ACRES

TRACT # 2
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13;
TOWNSHIP 18 SOUTH, RANGE 1 WEST AND RUN ALONG THE WEST
LINE OF SAID SECTION N 00 10'44" W 1350.20 FT. TO THE
POINT OF BEGINNING; THENCE RUN N 34 56'17" E 1697.27
FT.; THENCE RUN N 19 11'24" E 78.43 FT.; THENCE RUN
N 56 11'57" E 1400.00 FT.; THENCE RUN N 00 06'17" W
455.21 FT. TO THE SOUTH LINE OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 13; THENCE RUN
ALONG SAID LINE S 89 02'22" W 751.28 FT. THE SOUTHEAST
CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER; THENCE RUN N 01 41'33" W 976.80 FT., TO THE
CREST (HIGH POINT) OF OAK MOUNTAIN; THENCE RUN ALONG A
MEANDER LINE ON TOP OF RIDGE THE FOLLOWING COURSES;
S 28 12'56" W 150.81 FT.; THENCE RUN S 07 58'59" W
159.73 FT.; THENCE RUN S 00 59'40" E 148.35 FT.; THENCE
RUN S 16 45'34" W 221.01 FT.; THENCE RUN S 30 57'54" W
451.67 FT.; THENCE RUN S 33 42'07" W 358.42 FT.; THENCE
RUN S 38 54'08" W 508.87 FT.; THENCE RUN S 46 58'54" W
368.34 FT.; THENCE RUN S 50 12'59" W 228.70 FT.; THENCE
RUN S 36 46'42" W 57.58 FT. TO THE WEST LINE OF SECTION
13; THENCE RUN ALONG SAID LINE S 00 12'05" E 169.36 FT.
TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF
SECTION 13; THENCE RUN ALONG THE WEST LINE OF SAID
QUARTER S 00 10'44" E 1317.64 FT. TO THE POINT OF
BEGINNING.
CONTAINING 55.41 ACRES MORE OR LESS.
FIELD SURVEY COMPLETED 5/22/2014.

CAPS SET

Charles R. Hatcher
CHARLES R. HATCHER, No. 26958



N 56 11'57" E
1400.00

20140612000178880 2/2 \$167.00
Shelby Cnty Judge of Probate, AL
06/12/2014 03:49:50 PM FILED/CERT