

QUIT CLAIM DEED

20140619000186300 1/1 \$36.50
Shelby Cnty Judge of Probate, AL
06/19/2014 11:59:25 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Two Thousand Five Hundred (\$22,500.00)**, being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LPP Mortgage, Ltd.** (herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto **21 Properties, LLC** (herein referred to as Grantee), all of its interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A part of the Southwest quarter of the Northwest quarter of Section 6, Township 21 South, Range 2 East, being more particularly described as follows: Commence at the point of intersection of the East right of way line of State Highway #25 with the South right of way line of McGowan Road and run East along the South right of way line of said McGowan Road a distance of 186.00 feet to the point of beginning; thence continue along last described course a distance of 142.05 feet. thence turn an angle of 86 degrees 39 minutes 59 seconds right and run a distance of 685.54 feet to the North right of way line of the Norfolk Southern Railroad; thence turn an angle of 70 degrees 36 minutes 35 seconds right and run a distance of 172.87 feet along said right of way; thence turn an angle of 111 degrees 00 minutes 39 seconds right and run a distance of 751.49 feet to the point of beginning. ✓

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And Grantor, for itself, its successors, assigns and transferees will warrant and forever defend the right and title to the above described property, unto the said Grantee, its successors, assigns and transferees, against the claims of all persons claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the above described property and prior to the date of delivery of this deed.

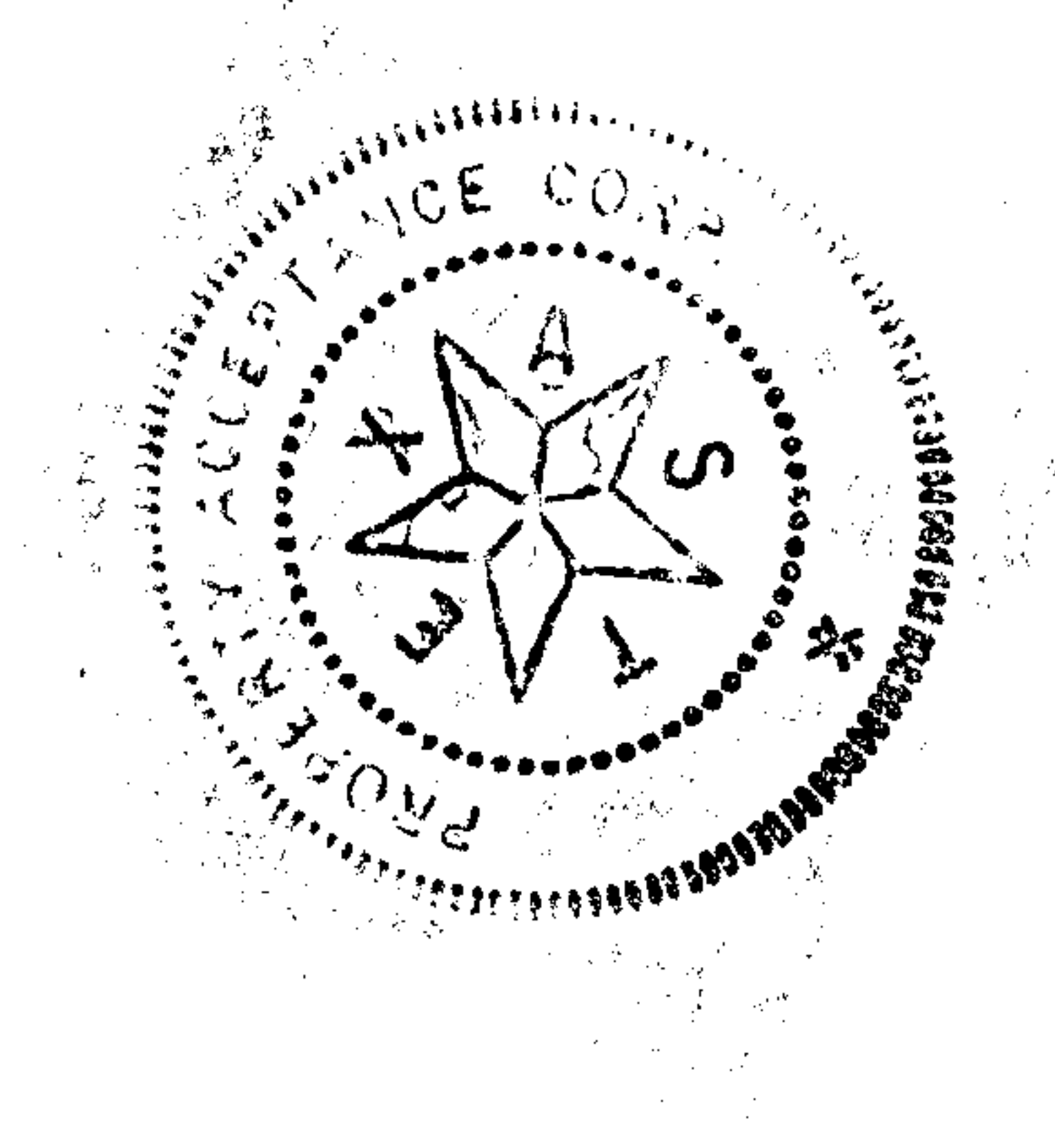
IN WITNESS WHEREOF, the said Grantor, LPP Mortgage, Ltd., by Kent Twitchell, its Attorney in Fact, who is authorized to execute this conveyance, has hereto set its signature and seal, this 14th day of June, 2014.

LPP Mortgage, Ltd.

By: _____

Kent Twitchell

Its: Attorney in Fact



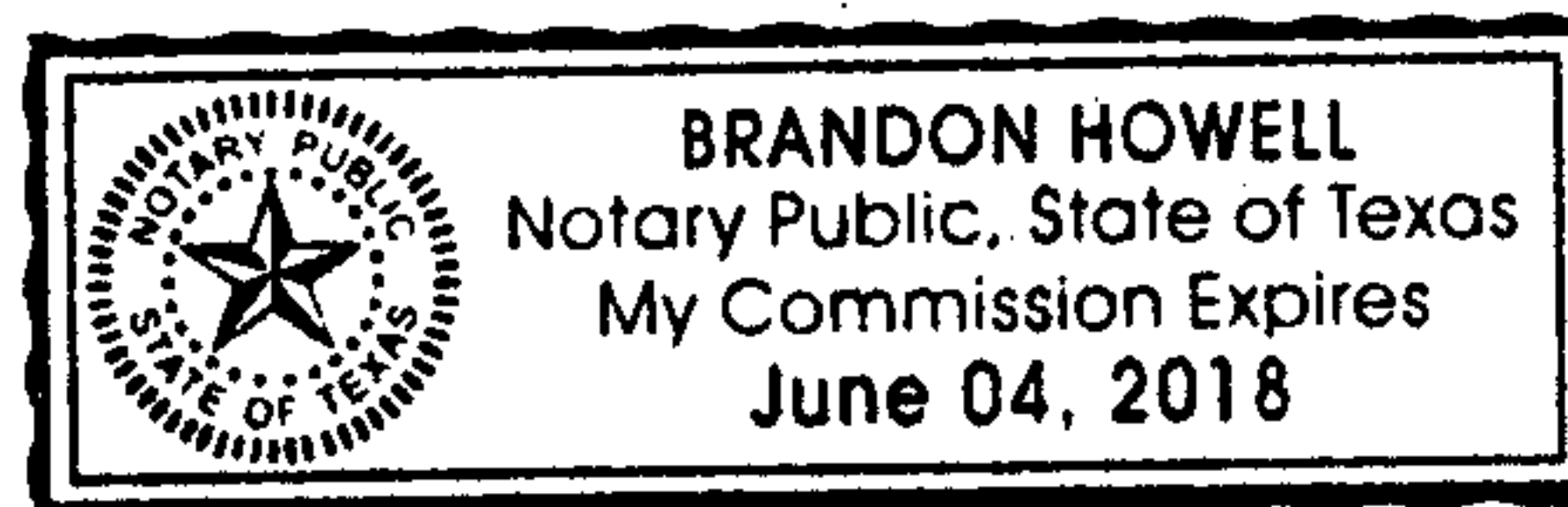
STATE OF Texas)
COUNTY OF Collin)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kent Twitchell whose name as Attorney in Fact of LPP Mortgage, Ltd., 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, in his capacity as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 14th day of June, 2014.

Brandon Howell
Notary Public

My Commission Expires: 6/4/18



This Instrument has been prepared by:

Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223
(205) 870-8090

Grantor's Address:

6000 Legacy Dr.
Plano, TX 75024

Property Address:

184 McGowin Road
Wilsonville, AL 35186

Send Tax Notice to:
21 Properties, LLC
P.O. Box 124
Chelsea, AL 35043

Shelby County, AL 06/19/2014
State of Alabama
Deed Tax: \$22.50