


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209


20141008000316390 1/5 \$376.00
Shelby Cnty Judge of Probate, AL
10/08/2014 09:44:25 AM FILED/CERT

Send Tax Notice To:
Andrew McGreer
Eric McKinley
1858 Pt. Wendy Drive
Jacksons Gap, AL 36861

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred Sixty Thousand and NO/100 Dollars (\$360,000.00)**
to the undersigned grantor,

Waterstone Development, LLC, an Alabama Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency
whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey
unto

Eric McKinley and Andrew McGreer,

(herein referred to as **Grantee**), together with every contingent remainder or right of reversion the
following described real estate, situated in **SHELBY** County, Alabama to wit:

SEE ATTACHED EXHIBIT A

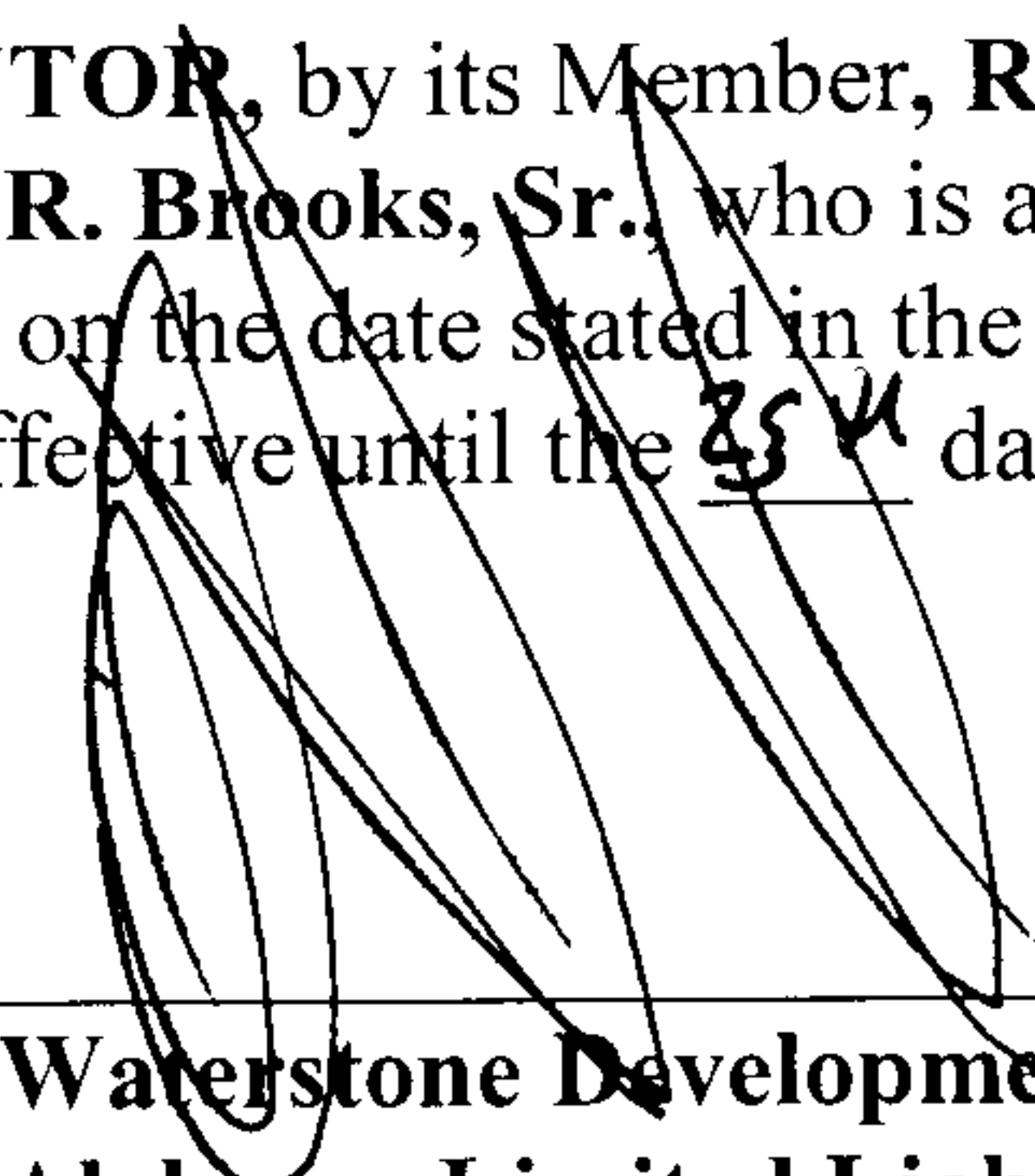
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current
taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed
and recorded herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all
and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee,
his/her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee,
his/her/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; that it will and its successors and assigns shall warrant and defend
the same to the said **GRANTEES**, his/her/their heirs and assigns forever, against the lawful claims
of all persons.

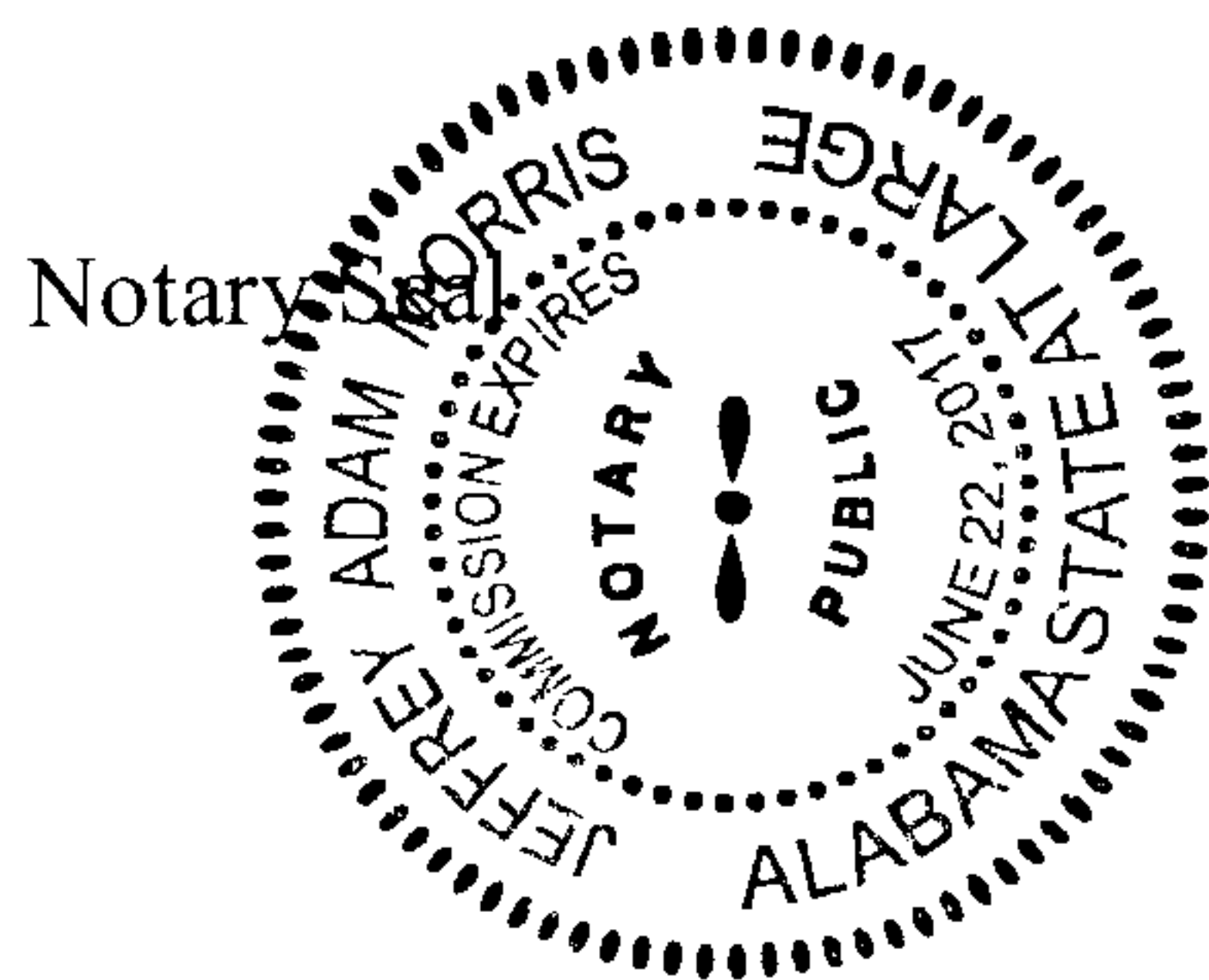
IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, **Real Estate Investments, LTD, LLC**, by its Member, **Charles R. Brooks, Sr.**, who is authorized to execute this conveyance, has hereto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 25th day of September, 2014.


_____(SEAL)
**Waterstone Development, LLC, an
Alabama Limited Liability Company**
**By: Real Estate Investments LTD, LLC,
an Alabama Limited Liability Company**
Its: Member, by Charles R. Brooks, Sr.

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles R. Brooks, Sr.**, whose name as Member of Real Estate Investments LTD, LLC, the sole Member of Waterstone Development, LLC, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2014.



Notary Public,
My commission expires: _____



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EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL I:

The following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence turn Eastwardly along the North line for a distance of 853.88 feet for the point of beginning; thence continue along last described course for a distance of 271.30 feet; thence turn an angle to the right of 84°42'14" for a distance of 1347.12 feet to the South line of said 1/4 1/4; thence turn an angle to the right of 95°27'20" along said South line for a distance of 277.50 feet; thence turn an angle to the right of 84°48'15" for a distance of 1345.81 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL II:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of said Section 6; thence North 87°20'08" West a distance of 1319.15 feet to the Point of Beginning; thence South 01°39'30" East a distance of 742.37 feet; thence North 87°12'15" West a distance of 275.23 feet; thence North 01°17'04" West a distance of 741.39 feet; thence South 87°20'08" East a distance of 270.33 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL III:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 6, Township 22 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 said Section 6; thence North 87°20'08" West a distance of 1319.15 feet; thence South 01°39'30" East a distance of 742.37 feet; thence South 01°58'59" East a distance of 586.36 feet; thence South 87°38'13" East a distance of 1216.85 feet; thence North 01°49'04" West a distance of 150.00 feet; thence South 87°38'13" East a distance of 100.00 feet; thence North 01°43'22" West a distance of 201.27 feet; thence North 01°48'38" West a distance of 166.11 feet; thence North 01°42'08" West a distance of 804.26 feet to the Point of Beginning.


Less and except any part of subject property lying within a road right of way.

PARCEL IV:

Part of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3 inch open top iron pipe found to be the most Southerly corner of Lot 4, the round table, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, page 38, and looking in a Northerly direction along the West line of said Lot 4 at the NW corner of said Lot 4, turn an angle to the left of 85°54'13" and run in a Westerly direction for a distance of 1316.72 feet to a point on the North right of way line of Shelby County Highway No. 22 (being 40 feet from the center of said road) and being marked by an existing iron rebar set by Weygand and being the point of beginning; thence run in a Westerly direction along the North right of way line of said Shelby County Highway No. 22 for a distance of 279.01 feet to an existing iron rebar set by Wheeler; thence turn an angle to the right of 85°30'27" and run in a Northerly direction for a distance of 585.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 94°26'12" and run in an Easterly direction for a distance of 275.19 feet to an existing iron rebar set by Weygand and being 1.6 feet West of an existing fence; thence turn an angle to the right of 85°11'36" and run in a Southerly direction for a distance of 586.20 feet, more or less, to the Point of Beginning.

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LESS AND EXCEPT:

A parcel of land located in the South 1/2 of the NE 1/4 of Section 6, Township 22 South, Range 2 West, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said 1/4 - 1/4 section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, page 90, in the Office of the Judge of Probate in Shelby County, Alabama; thence a deflection angle right from the last described course of 86°07'59" in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heavenly Family Subdivision a distance of 1325.98 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an angle to the right from the last described course of 94°03'23" in an Easterly direction and along said right of way line a distance of 278.19 feet; thence an angle to the right from the last described course of 85°30'21" in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course of 89°33'44" in an Easterly direction a distance of 5.35 feet to the Point of Beginning; thence an exterior angle to the right from the last described course of 90°00'00" in a Northerly direction a distance of 90.45 feet; thence an interior angle to the left from the last described course of 105°06'44" in a Northeasterly direction a distance of 190.34 feet; thence an interior angle to the left from the last described course of 90°00'00" in a Southeasterly direction a distance of 47.65 feet to the beginning of a curve to the left having a radius of 50.00 feet and a central angle of 35°55'38"; thence in a Southeasterly direction along said curve and tangent to last described course an arc distance of 31.35 feet; thence an interior angle to the left from the chord of last described curve of 107°57'49" in a Southwesterly direction a distance of 142.98 feet; thence an interior angle to the left from the last described course of 109°43'26" in a Northwesterly direction a distance of 130.39 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

LESS AND EXCEPT:

All property lying in the boundaries of the following recorded subdivisions:

The survey of Waterstone, Phase 1, recorded in Map Book 42 Page 24, in the Probate Office of Shelby County, Alabama

The survey of Waterstone Phase 2, as recorded in Map Book 42, page 118, in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Waterstone Dev.
Mailing Address 4513 Valleydale Rd Ste 4
Birmingham, AL 35242

Grantee's Name McGreer McKinley
Mailing Address 1888 Point Windy Dr
Jacksons Gap, AL 36861

Property Address Waterstone Dev. Land
Calera, AL

Date of Sale 9/30/14
Total Purchase Price \$ 350,000.00
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).

Date 9/30/14

Print Amy Floine Courtney

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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Print Form

Form RT-1