

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Vista Cielo, a General Partnership
4144 Montevallo Road South
Birmingham, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$725,000)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Oak Mountain Ventures, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Vista Cielo, a General Partnership

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

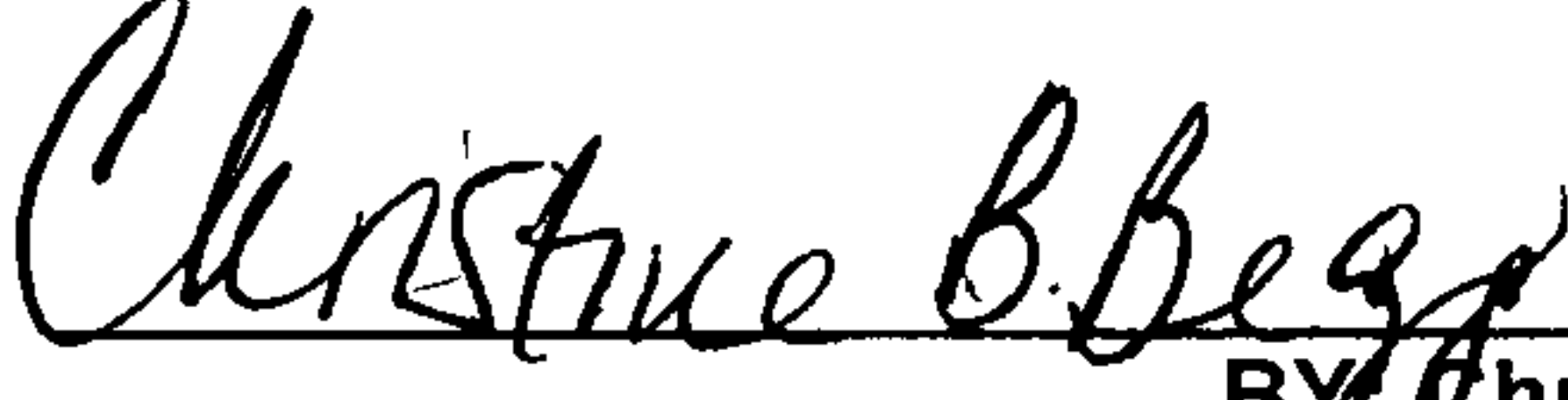
Subject to: (1) 2015 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Robert B. Begg and Christine B. Begg are the sole members of Oak Mountain Ventures, LLC.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
15th day of October, 2014.

 (Seal)  (Seal)
BY: Robert B. Begg BY: Christine B. Begg
ITS: Member ITS: Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Robert B. Begg and Christine B. Begg as Members of Oak Mountain Ventures, LLC** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Members** they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **15th day of October, 2014.**


20141027000338210 1/3 \$745.00
Shelby Cnty Judge of Probate, AL
10/27/2014 11:02:08 AM FILED/CERT

Shelby County, AL 10/27/2014
State of Alabama
Deed Tax: \$725.00

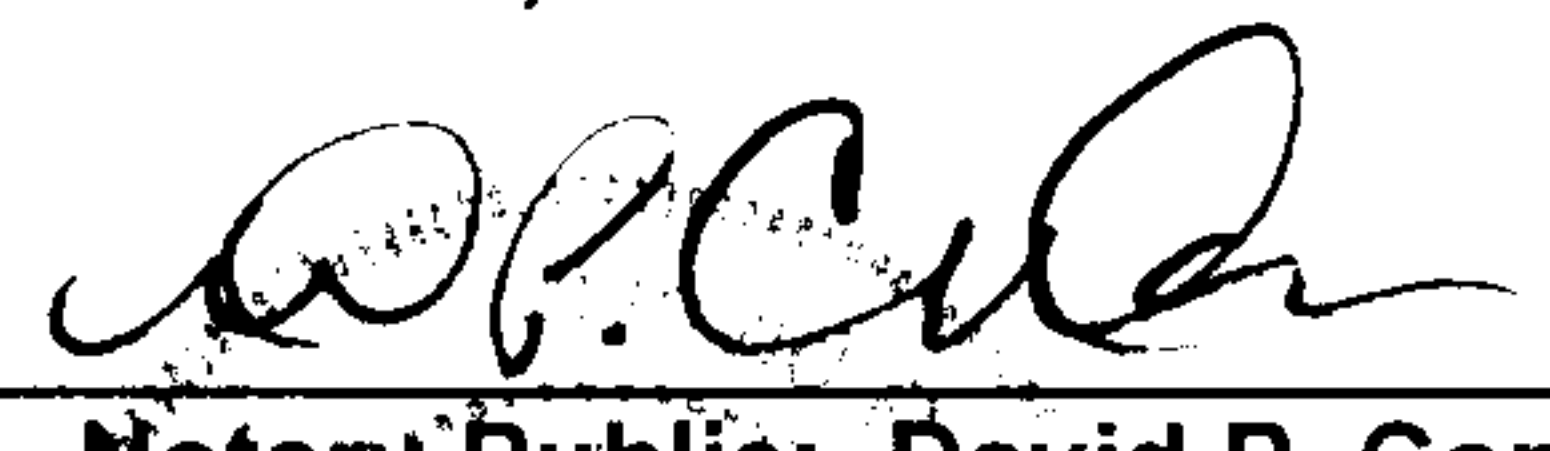

Notary Public: David P. Condon
My Commission Expires: 02/12/2018

Exhibit "A"

PARCEL I:

Commence at the Northwest corner of the Northeast 1/4 of the Southeast 1/4, Section 25, Township 21 South, Range 1 West; thence South $89^{\circ} 03' 3''$ West along the North boundary of the Northwest 1/4 of Southeast 1/4 and the Northeast 1/4 of Southwest 1/4, Section 25, a distance of 2205.43 feet to a point on the East margin of Washington Street; thence turn an angle of $100^{\circ} 18'$ to the left and proceed along the said East margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of a land herein described; thence turn an angle of $79^{\circ} 42'$ to the left and proceed along the South property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of $90^{\circ} 00'$ to the right a distance of 177.10 feet to a point on the North margin of Briarwood Street; thence turn an angle of $90^{\circ} 00'$ to the right and proceed along the said North margin of Briarwood Street a distance of 350.00 feet to a point on the East margin of the said Washington Street; thence turn an angle of $79^{\circ} 42'$ to the right and proceed along the said East margin of Washington Street a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

From the Southeast corner of the Northwest 1/4 of Northeast 1/4 of Section 36, Township 21 South, Range 1 West, run West, run West along the South Boundary line of said Northwest 1/4 of Northeast 1/4 a distance of 636.92 feet; thence turn $115^{\circ} 58'$ right and run 248.4 feet; thence turn $89^{\circ} 54'$ left and run 195 feet to point of beginning; thence turn $04^{\circ} 10'$ left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90° to the right and run 220 feet parallel with the Western boundary of property conveyed in Deed Book 259 page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90° and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259 Page 143; thence continue in the same direction a distance of 220 feet to the Northeasterly corner of property conveyed in said Deed Book 259, Page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90° and run 220 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.


20141027000338210 2/3 \$745.00
Shelby Cnty Judge of Probate, AL
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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
Mailing Address

Oak Mountain Ventures LLC

Grantee's Name

Vista Cielo

Mailing Address

4144 Montevillo Rd. South
Birmingham, AL 35233

Property Address

4 Pnt 45 Drive &
373 Moonah Rd.
Columbiana, AL

Date of Sale

10-15-14

Total Purchase Price \$

725,000

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

10/23/14

Print

Dawn Baggett for David P. Cauden Sr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141027000338210 3/3 \$745.00
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