

Send tax notice to:
DONALD GERALD MORGAN
110 CONNEMARA TRAIL
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014618

Shelby COUNTY

SPECIAL WARRANTY DEED


20141205000382420 1/4 \$146.50
Shelby Cnty Judge of Probate, AL
12/05/2014 09:03:28 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Three Thousand Five Hundred and 00/100 Dollars (\$123,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SOUTHERN LAND PARTNERS, LLC , a limited liability company, **whose mailing address** is: 1708 INDIAN CREEK DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by DONALD GERALD MORGAN **whose mailing address is:** 110 CONNEMARA TRAIL, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"
ALONG WITH ATTACHED LEGAL DESCRIPTION EXHIBIT "B" CONVEYING A
NON EXCLUSIVE SIXTY FOOT WIDE PRIVATE ACCESS EASEMENT
DESCRIBED IN SAID EXHIBIT
SEE ATTACHED BUILDING AND USE RESTRICTIONS EXHIBIT "C"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS
3. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
4. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
5. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN INST. # 2002-18713, IN THE PROBATE OFFICE AND AS SHOWN ON THE SURVEY OF WILLIAM D. CALLAHAN, JR. DATED APRIL 16, 2014.
6. RIGHTS OF OTHERS, IN AND TO USE THE EASEMENT AS DESCRIBED ON THE SURVEY OF WILLIAM D. CALLAHAN, JR. DATED APRIL 16, 2014.
7. TRANSMISSION LINE RUNNING THROUGH PROPERTY AS SHOWN ON THE SURVEY BY WILLIAM D. CALLAHAN, JR. DATED APRIL 16, 2014
8. BUILDING AND USE RESTRICTIONS AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$279,373.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SOUTHERN LAND PARTNERS, LLC, by MARK S. WILLIAMS, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of November, 2014.

SOUTHERN LAND PARTNERS, LLC

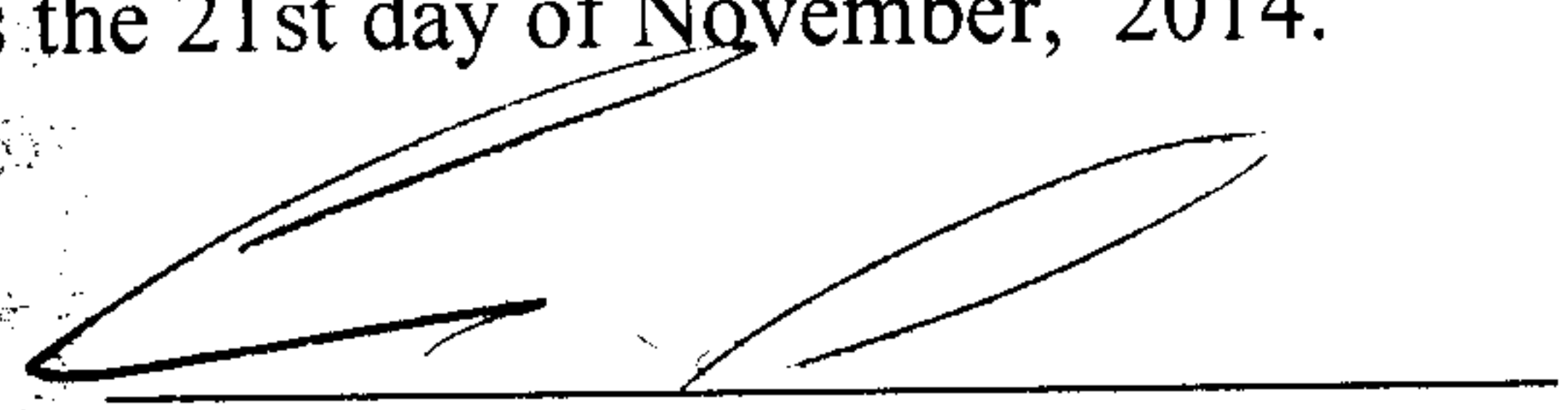
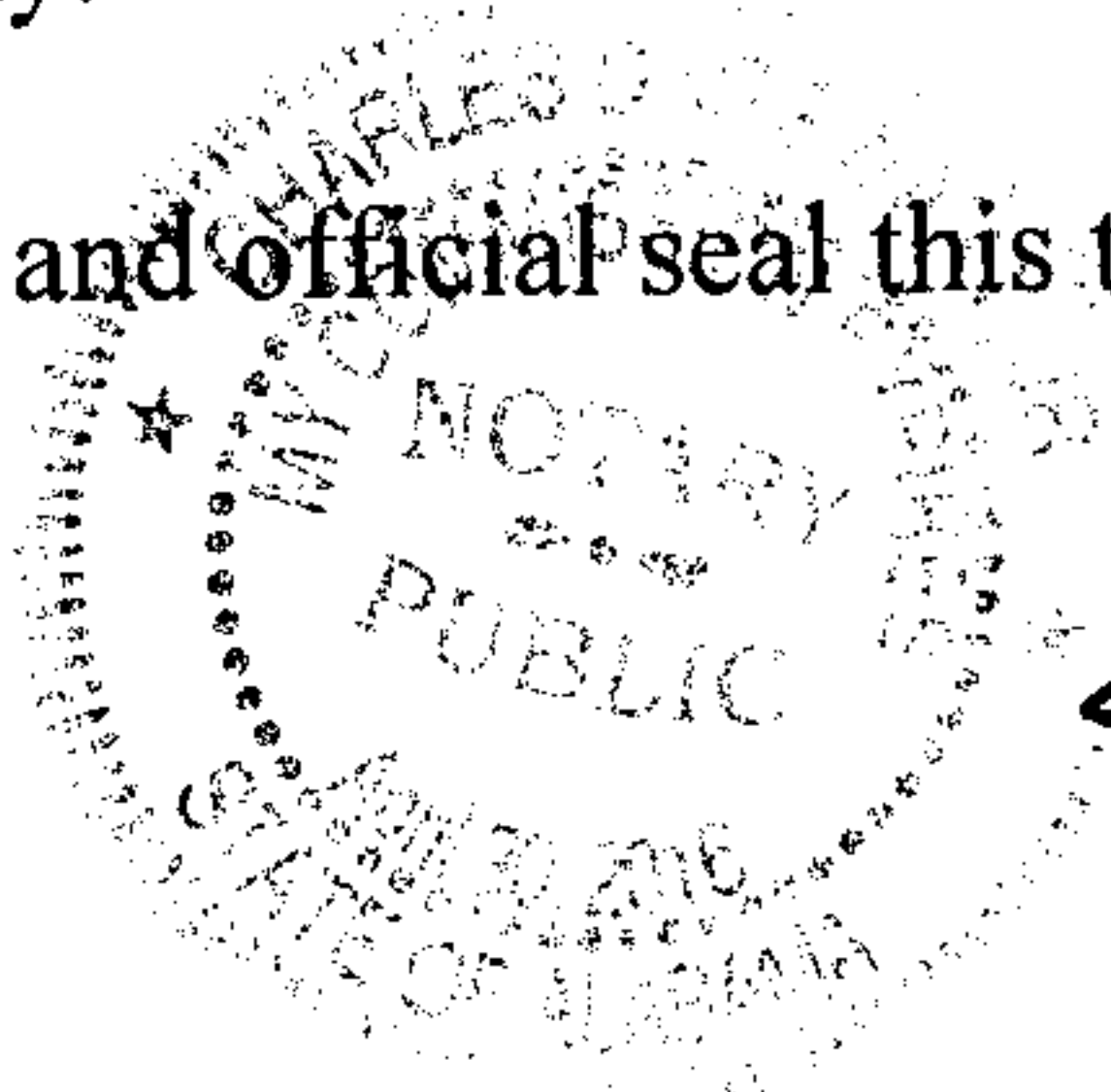


BY: MARK S. WILLIAMS
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK S. WILLIAMS, whose name as MEMBER of SOUTHERN LAND PARTNERS, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 21st day of November, 2014.



Notary Public
Print Name: Charles D. Hewitt Jr
Commission Expires:

930-16


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LEGAL DESCRIPTION

A Parcel of land situated in the SW 1/4 of Section 3, Township 18 South, Range 1 East, and the SE 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

EXHIBIT "A"

Lot 9 of the unrecorded Subdivision know as Shoal Ridge Parcels being a part of the NW 1/4 of the SW 1/4 of Section 3, Township 18 South, Range 1 East and a part of the NE 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 85 deg. 56 min. 12 sec. West a distance of 1308.00 feet; thence South 74 deg. 27 min. 29 sec. West a distance of 615.42 feet to the POINT OF BEGINNING; thence South 71 deg. 27 min. 51 sec. East a distance of 1259.45 feet; thence South 49 deg. 32 min. 47 sec. East a distance of 732.21 feet to a point in the centerline of a 60 foot access easement; thence South 63 deg. 34 min. 43 sec. West, along said centerline, a distance of 491.33 feet; thence with a curve turning to the left with a radius of 175.00 feet, a delta angle of 23 deg. 53 min. 11 sec. and subtended by a chord which bears South 51 deg. 38 min. 07 sec. West, a chord distance of 72.43 feet; thence along said curve and centerline an arc distance of 72.96 feet; thence South 39 deg. 41 min. 32 sec. West, along said centerline, a distance of 35.80 feet; thence North 32 deg. 20 min. 09 sec. West a distance of 443.78 feet; thence North 71 deg. 57 min. 04 sec. West a distance of 1583.90 feet to the centerline of Shoal Creek; thence North 63 deg. 02 min. 53 sec. East, along said centerline a distance of 135.15 feet; thence North 53 deg. 09 min. 53 sec. East, along said centerline, a distance of 56.39 feet; thence North 68 deg. 27 min. 45 sec. East a distance of 151.35 feet; thence North 78 deg. 10 min. 48 sec. East, along said centerline a distance of 122.29 feet; thence North 14 deg. 41 min. 15 sec. East, along said centerline, a distance of 49.90 feet; thence North 55 deg. 02 min. 55 sec. East, along said centerline, a distance of 72.89 feet; thence North 18 deg. 10 min. 44 sec. East, along said centerline a distance of 38.71 feet to the POINT OF BEGINNING.

EXHIBIT "B"

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said 1/4-1/4 a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. LESS AND EXCEPT any part of Highway 25 right of way that lies within the above described easement.


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EXHIBIT "C"

Rights of others in and to the sixty (60) foot wide access easement, together with the responsibility for 1/11th of the cost of maintenance of said easement.

BUILDING AND USE RESTRICTIONS

- The parcel conveyed may not be subdivided.
- There may be only one dwelling constructed on this parcel and it can be constructed no closer than 100 feet to the closest boundary line of the sixty (60) foot wide access easement.
- No structure may be constructed closer than 100 feet to any property boundary line.
- Minimum square footage of a home is to be 2500 square feet of heated and cooled area on the ground or first floor.
- Exterior finishes of all structures are to blend with the natural surroundings and be similar to that used for the primary dwelling.
- No metal buildings of any type will be permitted.
- Metal roofs will be permitted only as long as color and style blend with the natural surroundings.
- No mobile or modular homes of any type will be permitted.
- Fencing along the access easement may be only wood, plastic or similar material, but in no event may wire be employed.
- Business activity is limited to an in-house activity with no more than three (3) employees.
- No commercial greenhouses will be permitted, and those for personal use must be constructed in a location and setting so as not to be directly visible from the access easement.
- Horses and/or cattle will be permitted, but can not exceed a combined total of ten (10) head on this parcel.

**THE BUILDING AND USE RESTRICTIONS SHALL CONSTITUTE COVENANTS
RUNNING WITH THE LAND.**


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