

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
C. Dowd Ritter
2000 Cahaba Road, Suite 200
Birmingham, AL 35223
(Property address: Acreage off County
Road 45, Chelsea, AL 35147)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Eight-Hundred Twenty-Five Thousand and no/100---(\$825,000.00)
As evidenced by closing statement.

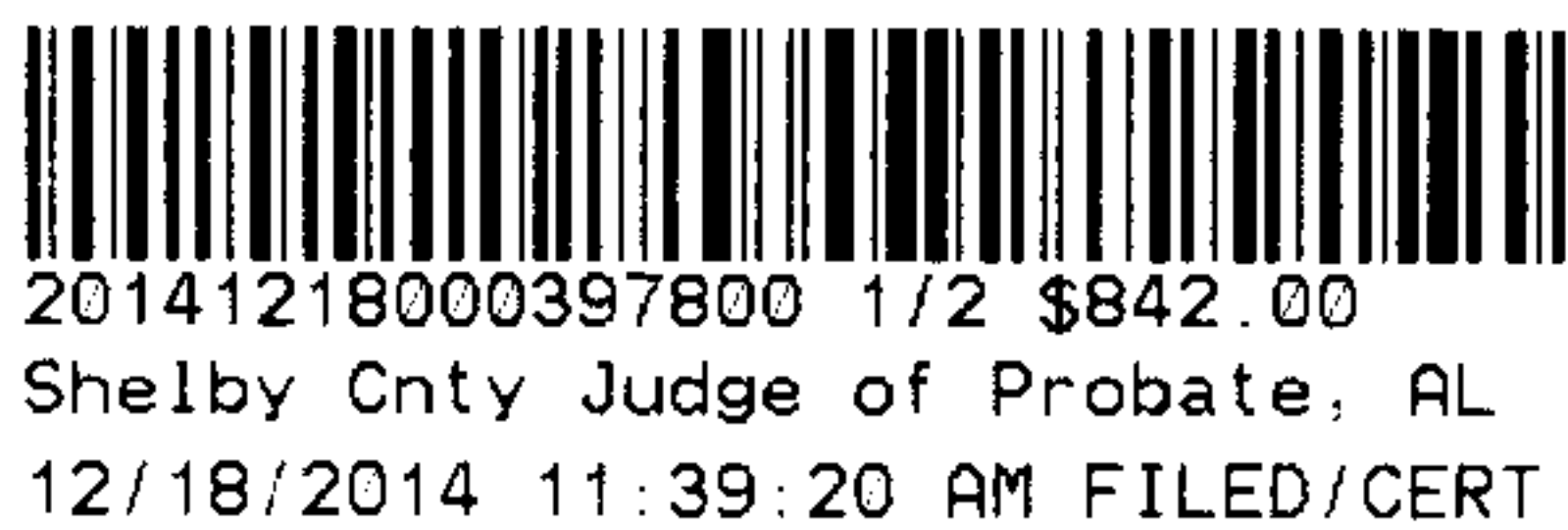
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

John Scott Young, an unmarried man
(Whose address is 1933 21st Ave. S., Birmingham, AL 35209)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
C. Dowd Ritter
(Whose address is 2000 Cahaba Road, Suite 200, Birmingham, AL 35223)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Jefferson County, Alabama, to wit:

See Attached Exhibit "A"



Subject to: current taxes, easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I /we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;
that I / we have a good right to sell and convey the same as aforesaid; that I / we will and my / our
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES,
their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 5th day of
December, 2014.

 (Seal)
John Scott Young

_____(Seal)
Shelby County, AL 12/18/2014
State of Alabama
Deed Tax: \$825.00


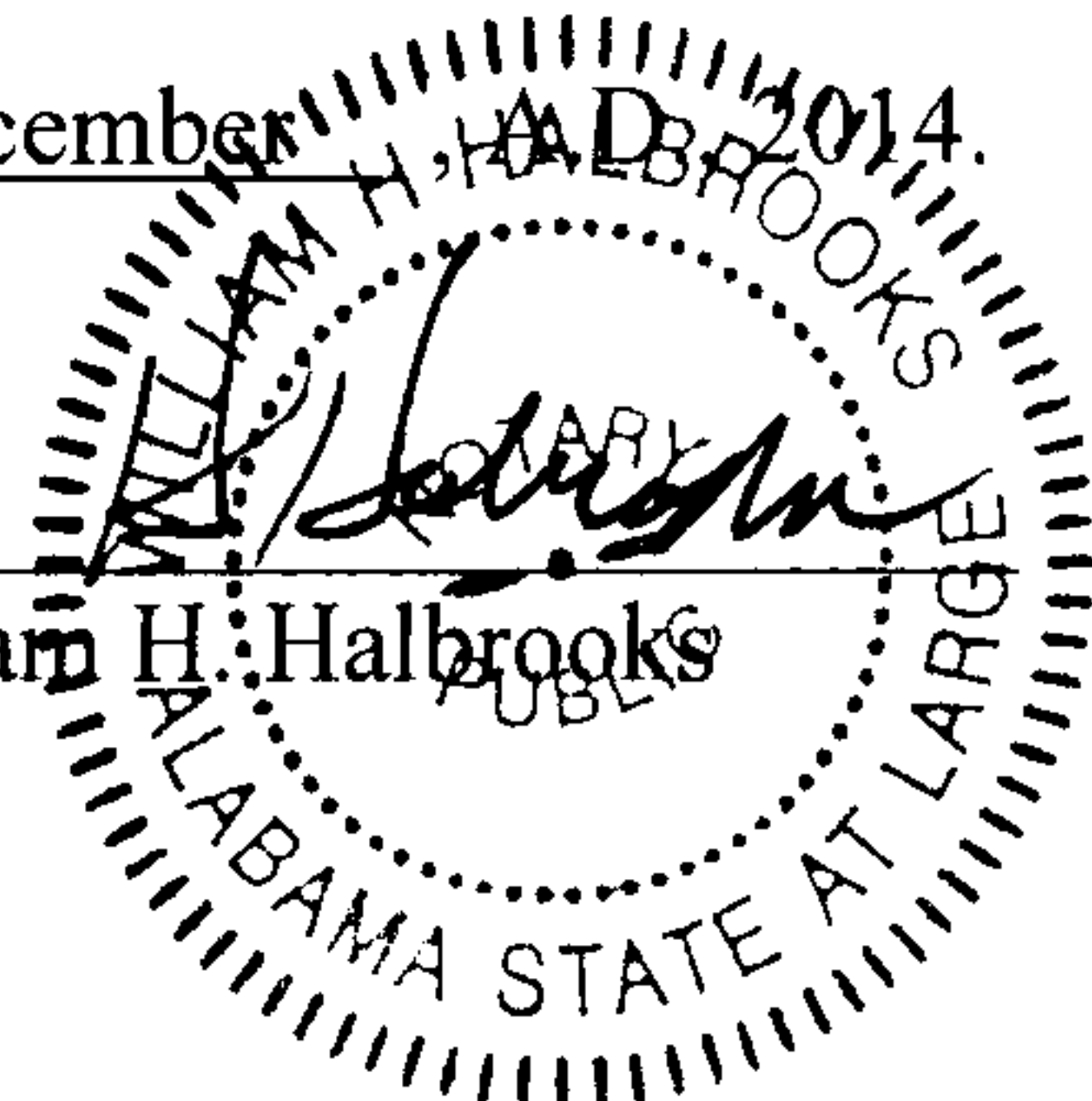
STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
John Scott Young, whose name(s) is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2014.

My Commission Expires: 4/21/16


Notary Public: William H. Halbrooks




20141218000397800 2/2 \$842.00
Shelby Cnty Judge of Probate, AL
12/18/2014 11:39:20 AM FILED/CERT

Exhibit "A"

Attached Legal Description

Part of the NW 1/4 of the SW 1/4, part of the SW 1/4 of the NW 1/4, and part of the SE 1/4 of the NW 1/4, all in Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of said section, thence run along the section line North 00°33'10" East, 2664.38 feet to the NW corner of the SW 1/4 of the NW 1/4 of said section; thence North 89°02'40" East, 1248.60 feet to the South right of way of County Road 45; thence along said right of way, on a curve to the left with a radius of 620.30 feet and a chord bearing South 50°53'30" East, 98.39 feet, for an arc distance of 98.49 feet to a point which is 49.3 feet South of the NW corner of said SE 1/4 of the NW 1/4; thence continue along said right of way, on a curve to the left with a radius of 620.30 feet and a chord bearing South 74°59'40" East, 205.90 feet, for an arc distance of 206.86 feet; thence along said right of way South 84°33'00" East, 252.41 feet; thence leaving said right of way, run South 02°35'20" West, 618.35 feet; thence South 00°16'50" West, 587.19 feet to the South line of said SE 1/4 of the NW 1/4; thence along said line, South 89°15'20" West, 425.38 feet to the NE corner of said NW 1/4 of the SW 1/4; thence along the East line of said 1/4 - 1/4 section, South 00°16'00" West, 1337.00 feet to the SE corner of said 1/4 - 1/4 section; thence along the South line of said 1/4-1/4 section, South 89°28'00" West, 1347.95 feet to the point of beginning.

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