

This instrument prepared by:
David Ovson
2501 20th Place South, Suite 420
Birmingham, AL 35223

SEND TAX NOTICE TO:
Steve Lee

16200 Hwy 61
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Thousand And No/100 Dollars (\$500,000.00) in hand paid by Steve Lee (hereinafter referred to as "GRANTEES") to Union State Bank, a state banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2015 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this April 3, 2015.

Union State Bank, a state banking corporation

BY: [Signature]
Thomas E. Thornton, Jr., Assistant Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Thornton, Jr. whose name is signed to the foregoing conveyance as Assistant Vice President of Union State Bank, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Union State Bank.

Given under my hand and official seal on 3rd day of April, 2015.

[Signature]
Notary Public

My commission expires:

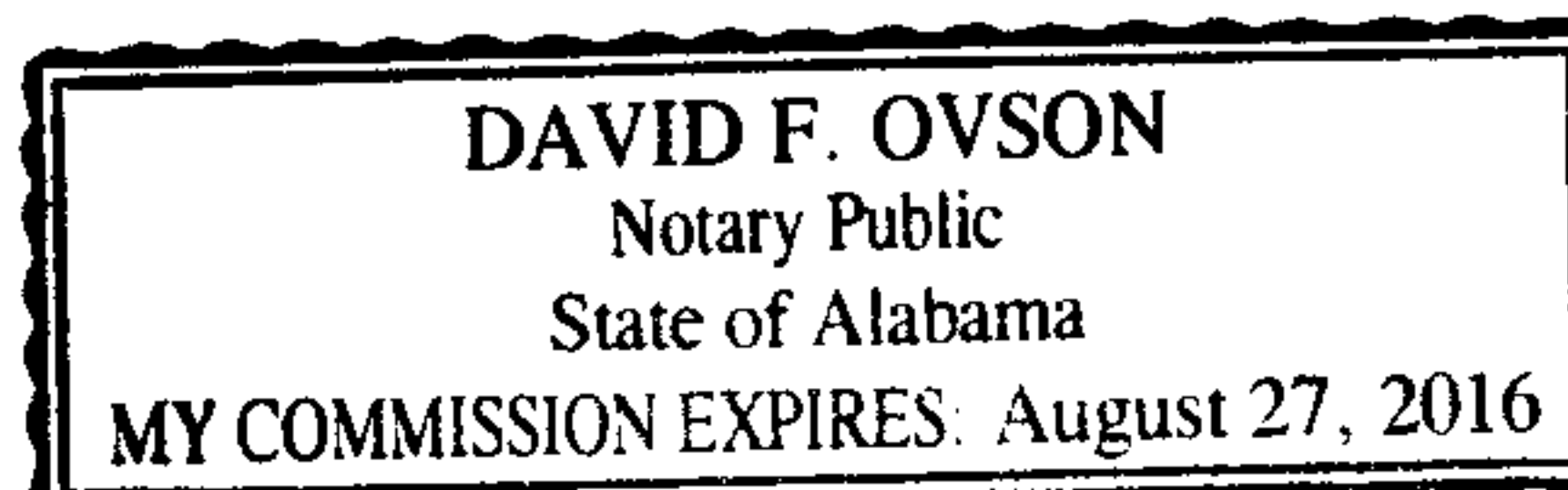


EXHIBIT "A"

20150406000107230 04/06/2015 09:02:30 AM DEEDS 2/4

s16Lot No. 1 Stough Estates, as recorded in Map Book 23, page 130, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the S.E. 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 3 West, and run in a northerly direction along the easterly line of said 1/4-1/4 section line for 248.54 feet to a point on the northerly line of Shelby County Highway No. 24, said point being the point of beginning; thence continue along the last stated course for 2082.11 feet to a point; thence turn 92 deg. 39 min. 20 sec. left and run in a southwesterly direction for 1163.18 feet to a point; thence turn 93 deg. 53 min. 06 sec. left and run in a southeasterly direction for 828.65 feet to a point; thence turn 00 deg. 28 min. 18 sec. left and continue southeasterly for 656.83 feet to a point; thence turn 95 deg. 22 min. 53 sec. right and run in a southwesterly direction for 110.90 feet to a point; thence turn 82 deg. 23 min. 09 sec. left and run in a southerly direction for 678.60 feet to a point on the northerly line of Shelby County Highway No. 24; thence turn 92 deg. 15 min. 34 sec. left and run in an easterly direction along said northerly line of Shelby County Highway No. 24 for 715.19 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 563.11 feet and a central angle of 50 deg. 19 min. 08 sec. for a distance of 494.54 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01 degrees 54 minutes 54 seconds West along the East boundary of said Section 35 for a distance of 248.54 feet to a point being located on the Northerly right of way of Shelby County Highway No. 24; thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 49 degrees 58 minutes 56 seconds and a radius of 563.11 feet for a chord bearing a distance of South 66 degrees 49 minutes West 475.80 feet to the P.T. of said curve; thence proceed North 88 degrees 11 minutes 28 seconds West along the Northerly right of way of said road for a distance of 111.84 feet; thence continue North 88 degrees 11 minutes 28 seconds West along the Northerly right of way of said road for a distance of 466.88 feet to the P.C. of a concave curve right having a delta angle of 90 degrees 00 minutes 01 seconds and a radius of 25.0 feet said point being the point of beginning. From this beginning point continue thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 43 degrees 11 minutes 27 seconds West 35.36 feet to the P.T. of said curve; thence proceed North 01 degrees 48 minutes 32 seconds East for a distance of 428.63 feet to the P.C. of a concave curve left having a delta angle of 00 degrees 22 minutes 45 seconds and a radius of 4778.41 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 01 degrees 18 minutes 36 seconds West, 31.60 feet to the P.T. of said curve; thence proceed North 02 degrees 42 minutes 54 seconds West for a distance of 202.66 feet; thence proceed South 85 degrees 27 minutes 15 seconds West for a distance of 79.35 feet; thence proceed South 03 degrees 04 minutes 03 seconds West for a distance of 678.60 feet to a point on the Northerly right of way of said road; thence proceed South 88 degrees 11 minutes 28 seconds East along the Northerly right of way of said road for a distance of 136.47 feet to the point of beginning. The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO:

Lots 2 through 13, Stough Estates as recorded in Map Book 23, Page 130, in the Probate Office of the Judge of Probate of Shelby County, Alabama and a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 21 South, Range 3 West, and run in a Northerly direction for a distance of 2330.65 feet to a point; thence turn 92 degrees 39 minutes 20 seconds left and run in a Southwesterly direction for 1163.18 feet to the point of beginning; thence turn 93 degrees 53 minutes 06 seconds left and run in a Southeasterly direction for 828.65 feet to a point; thence turn 00 degrees 28 minutes 18 seconds left and continue Southeasterly for 656.83 feet to a point; thence turn 95 degrees 22 minutes 53 seconds right and run in an Easterly direction for 110.90 feet to a point; thence turn 82 degrees 23 minutes 09 seconds left and run in a Southerly direction for 678.60 feet to a point on the North line of Shelby County Highway No. 24; thence turn 88 degrees 44 minutes 26 seconds right and run in a Westerly direction along said Northerly line of Shelby County Highway No. 24 for 1171.69 feet to a point as marked by a concrete monument (broken off at the top); thence turn 53 degrees 43 minutes 55 seconds right and run in a Northwesterly direction for 94.87 feet to a point on the Easterly line of Alabama Highway No. 119 as marked by a concrete monument, said point also lying on a curve to the left; thence in the arc of said curve, having a radius of 11,419.16 feet in a Northeasterly direction for 29.93 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction and along said Easterly line of Alabama Highway No. 119 for 838.10 feet to the P.C. of a curve to the left; thence in the arc of said curve, having a radius of 7676.60 feet and a central angle of 04 degrees 02 minutes and along said Easterly line of Alabama Highway No. 119 for 540.39 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction and along the Easterly line of Alabama Highway No. 119 for 490.13 feet to the P.C. (Point of Curve) of a curve to the right; thence in the arc of said curve, having a radius of 7599.80 feet and a central angle of 00 degrees 45 minutes 54 seconds and along said Easterly line of Alabama Highway No. 119 for 101.48 feet to a point; thence turn 77 degrees 20 minutes 12 seconds right (angle measured to chord) and run in a Northeasterly direction for 832.50 feet to the point of

beginning.

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ALSO:

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01 degrees 54' 54" West along the East boundary of said Section 35 for a distance of 248.54 feet to a point being located on the Northerly right-of-way of Shelby County Highway No. 24; thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 49 degrees 58' 56" and a radius of 563.11 feet for a chord bearing and distance of South 66 degrees 49' West, 475.80 feet to the P. T. of said curve; thence proceed North 88 degrees 11' 28" West along the Northerly right-of-way of said road for a distance of 111.84 feet; thence continue North 88 degrees 11' 28" West along the Northerly right-of-way of said road for a distance of 466.88 feet to the P. C. of a concave curve right having a delta angle of 90 degrees 00' 01" and a radius of 25.0 feet said point being the point of beginning. From this beginning point continue thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 43 degrees 11' 27" West, 35.36 feet to the P. T. of said curve; thence proceed North 01 degrees 48' 32" East for a distance of 428.63 feet to the P. C. of a concave curve left having a delta angle of 00 degrees 22' 45" and a radius of 4778.41 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 01 degree 18' 36" West, 31.60 feet to the P. T. of said curve; thence proceed North 02 degrees 42' 54" West for a distance of 202.66 feet; thence proceed South 85 degrees 27' 15" West for a distance of 79.35 feet; thence proceed South 03 degrees 04' 03" West for a distance of 678.60 feet to a point on the Northerly right-of-way of said road; thence proceed South 88 degrees 11' 28" East along the Northerly right-of-way of said road for a distance of 136.47 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

The survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 115 in the office of the Judge of Probate of Shelby County, Alabama.

ALSO:

The survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 115 in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 5, 6, 11, 14, 25, 26 and 27 of the survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 115, in the office of the Judge of Probate of Shelby County, Alabama.

ALSO

Commence at the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01° 54' 54" West along the East boundary of said Section 35 for a distance of 248.54 feet to a point being located on the Northerly right-of-way of Shelby County Highway No. 24; thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 49° 58' 56" and a radius of 563.11 feet for a chord bearing and distance of South 66° 49' West, 475.80 feet to the P.T. of said curve; thence proceed North 88° 11' 28" West along the Northerly right-of-way of said road for a distance of 715.19 feet to the point of beginning. From this beginning point proceed North 03° 04' 03" East for a distance of 678.60 feet; thence proceed North 85° 27' 15" East for a distance of 110.60 feet; thence proceed North 08° 43' 46" West for a distance of 1485.60 feet; thence proceed South 85° 25' 46" West for a distance of 830.66 feet to a point on the Easterly right-of-way of Alabama Highway No. 119; thence proceed South 07° 06' 31" West along the Easterly right-of-way of said Alabama Highway No. 119 for a distance of 590.66 feet to the P.C. of a concave curve right having a delta angle of 04° 07' 49" and a radius of 7521.74 feet; thence proceed Southwesterly along the Easterly right-of-way of said Alabama Highway No. 119 and along the curvature of said curve for a chord bearing and distance of South 08° 55' 14" West, 542.10 feet to the P.T. of said curve; thence proceed South 10° 54' 15" West along the Easterly right-of-way of said highway for a distance of 838.10 feet; thence proceed South 07 ° 04' 39" West for a distance of 29.94 feet to the flare back of Alabama Highway No. 119; thence proceed South 35° 27' 33" East along the flare back of said highway for a distance of 94.87 feet to a point on the Northerly right-of-way of the aforementioned Shelby County Highway No. 24; thence proceed South 88° 11' 28" East along the Northerly right-of-way of said Shelby County Highway No. 24 for a distance of 1171.69 feet to the point of beginning.

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

Grantor's Name Union State Bank

Grantee's Name Steve Lee

Mailing Address Parcels in Shelby County
AL

Mailing Address 16200 Hwy 61
Wilsonville, AL 35186

Property Address Parcels in Shelby County
AL

Date of Sale April 3, 2015

Total Purchase Price \$500,000.00

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

☐ Appraisal

☒ Sales Contract

Other: _____

☐ Closing Statement

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 - Union State Bank, Parcels in Shelby County, AL.

Grantee's name and mailing address - Steve Lee, , .

Property address - Parcels in Shelby County, AL

Date of Sale - April 3, 2015.

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 with be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

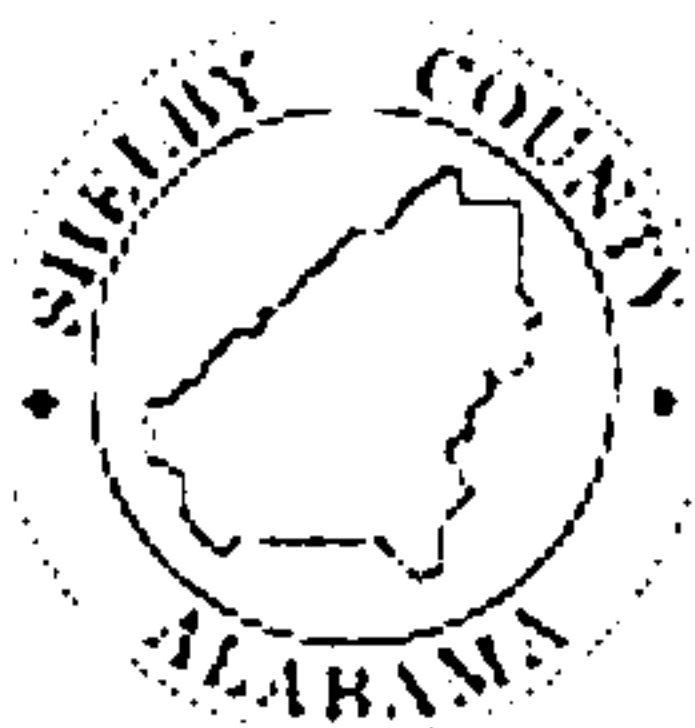
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 3, 2015

Sign



Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/06/2015 09:02:30 AM
\$523.00 CHERRY
20150406000107230

