

This Instrument was prepared by: Gregory D. Harrelson, Esq 15 Southlake Lane, Ste 130 Hoover, AL 35244 Send Tax Notice To: Alabama Timberlands, LLC 3424 Creekwood Drive Birmingham, AL 35243

## WARRANTY DEED

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

That in consideration of THREE HUNDRED THIRTY FIVE THOUSAND and 00/100 Dollars (\$335,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Simpson Family Properties, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Alabama Timberlands, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

\$335,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forevever.

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

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance, has hereunto set its signature and seal this the 2nd day of April, 2015.

Simpson Family Properties, L.L.C.

By: Timothy W. Simpson

Its: Member

Shelby County, AL 04/10/2015 State of Alabama Deed Tax: \$335.00

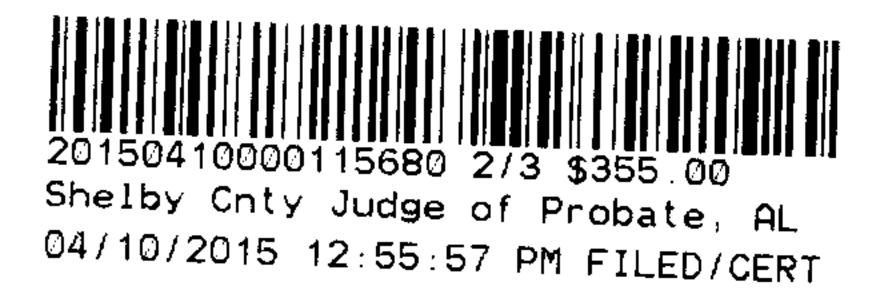
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy W. Simpson, whose name as Member of Simpson Family Properties, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said Simpson Family Properties, LLC on the day the same bears date.

Given under my hand, this 2nd day of April, 2015.

My Commission Expires  $\sqrt{5-25-15}$ 

## EXHIBIT "A"



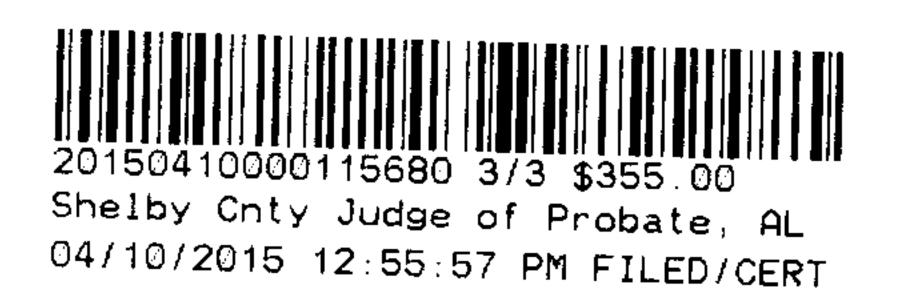
## Parcel 1

All of the Southeast 1/4 of the of the Northwest 1/4, lying South and East of Four Mile Creek and All the Southwest 1/4 of Northeast 1/4, lying South of Four Mile Creek and South and West of Yellowleaf Creek, South of the intersection of Four Mile Creek and Yellowleaf Creek all in Section 29, Township 20 South, range 2 East. Situated in Shelby County, Alabama.

## Parcel 2

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The NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 2 East. Also all of the SW 1/4 of the SE 1/4, lying North of the right of way line of State Highway known as No. 25 and also all of the East 1/2 of the East 1/2 of the SE 1/4 of the SW 1/4, lying North of the right of way line of State Highway No. 25; all in Section 29, Township 20 South, Range 2 East, Shelby County, Alabama. Less and except that portion acquired by Alabama Power Company by Deed Book 249, Page 395 and Deed Book 251, Page 357; and also less and except that portion conveyed to the State of Alabama by deed recorded in Deed Book 351, Page 143, in Probate Office.



Real Estate Sales Validation Form

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Grantor's Name Mailing Address	Simpson Family Proper 15 wet King Lane Hetchechube ALJ	Fw LLL Grantee's Name Mailing Address 6458	Alabama I Imberland L. 3424 Creekwood Or Birmingham, AL 35247
Property Address	32225 Huy 25 Wilsonsilley AL 3519	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 4/7/15
•			<b>~</b>
<del>-</del>	document presented for recolfills form is not required.	rdation contains all of the re	equired information referenced
_	id malling address - provide their current malling address.	nstructions re name of the person or p	ersons conveying interest
Grantee's name a to property is bein	nd mailing address - provide l g conveyed.	he name of the person or p	persons to whom interest
Property address	- the physical address of the p	property being conveyed, if	available.
Date of Sale - the	date on which interest to the	property was conveyed.	-
•	ice - the total amount paid for y the instrument offered for re		ty, both real and personal,
conveyed by the li	e property is not being sold, the strument offered for record. 'or the assessor's current ma	This may be evidenced by	ly, both real and personal, being an appraisal conducted by a
expluding ourrent of value of	ded and the value must be deuse valuation, of the property luing property for property tax of Alabama 1875 § 40-22-1 (1	as determined by the local x purposes will be used and	
accurate. I further	t of my knowledge and belief understand that any false sta cated in <u>Code of Alabama 19</u>	itements claimed on this fo	ned in this document is true and rm may result in the imposition
Date 4/2/15		Print Gres Harrels	<i>&gt;</i>
Unaltested		Sign / L D W/	
	(verified by)	' (Granton/Gran	tae/Owner/Agenti) circle one