

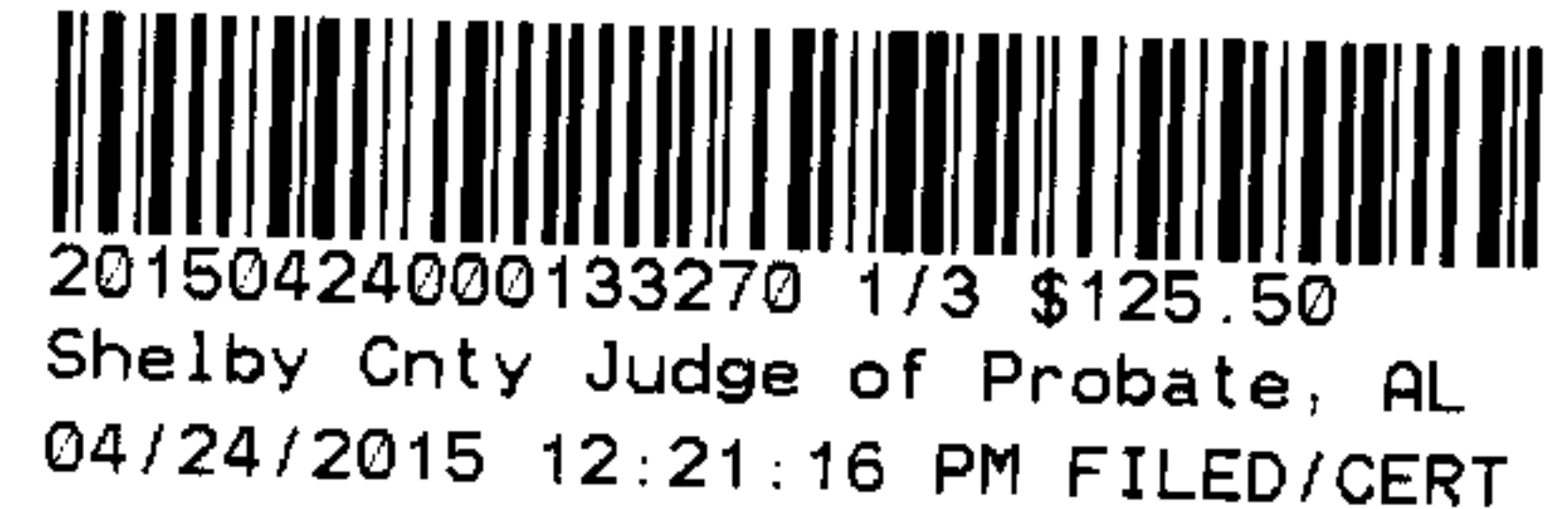
Send tax notice to:

CHRIS SMITH
HWY 36 CHELSEA
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2015230



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand Five Hundred and 00/100 Dollars (\$105,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT L. BLACK, III, A SINGLE INDIVIDUAL **whose mailing address is:**

936 Hwy 36 Chelsea AL 35043
(hereinafter referred to as "Grantors") by CHRIS SMITH and AMANDA SMITH **whose mailing address is:** HWY 36 CHELSEA, CHELSEA, AL, 35043 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A'

SUBJECT TO:

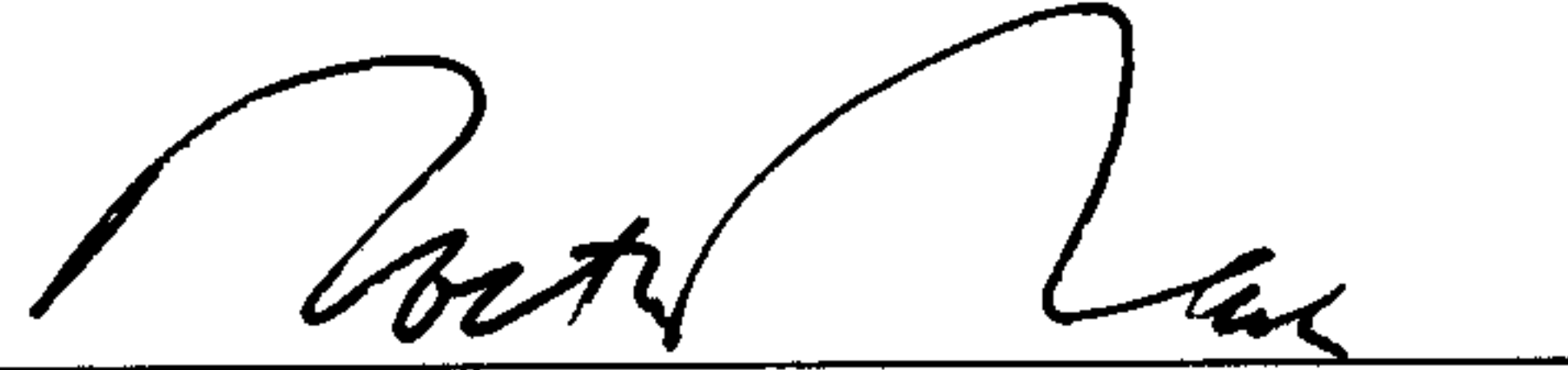
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.
4. DRAINAGE EASEMENT AS RECORDED IN BOOK 232, PAGE 560 AND BOOK 62, PAGE 168.
5. EASEMENT FOR INGRES AND EGRESS AS RECORDED IN BOOK 17, PAGE 404 AND BOOK 285, PAGE 938.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 20060202000054950, AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SUCH STATE OF FACTS AS SET OUT ON THE WINDSTONE PHASE 7, AS RECORDED IN MAP BOOK 35, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ROBERT L. BLACK, III IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN BOOK 336, PAGE 984, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE MARY M. BLACK, HAVING DIED ON OR ABOUT THE 26TH DAY OF JUNE, 2012

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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, said Grantor, has hereunto set his/her hand and seal this the 17th day of April, 2015.

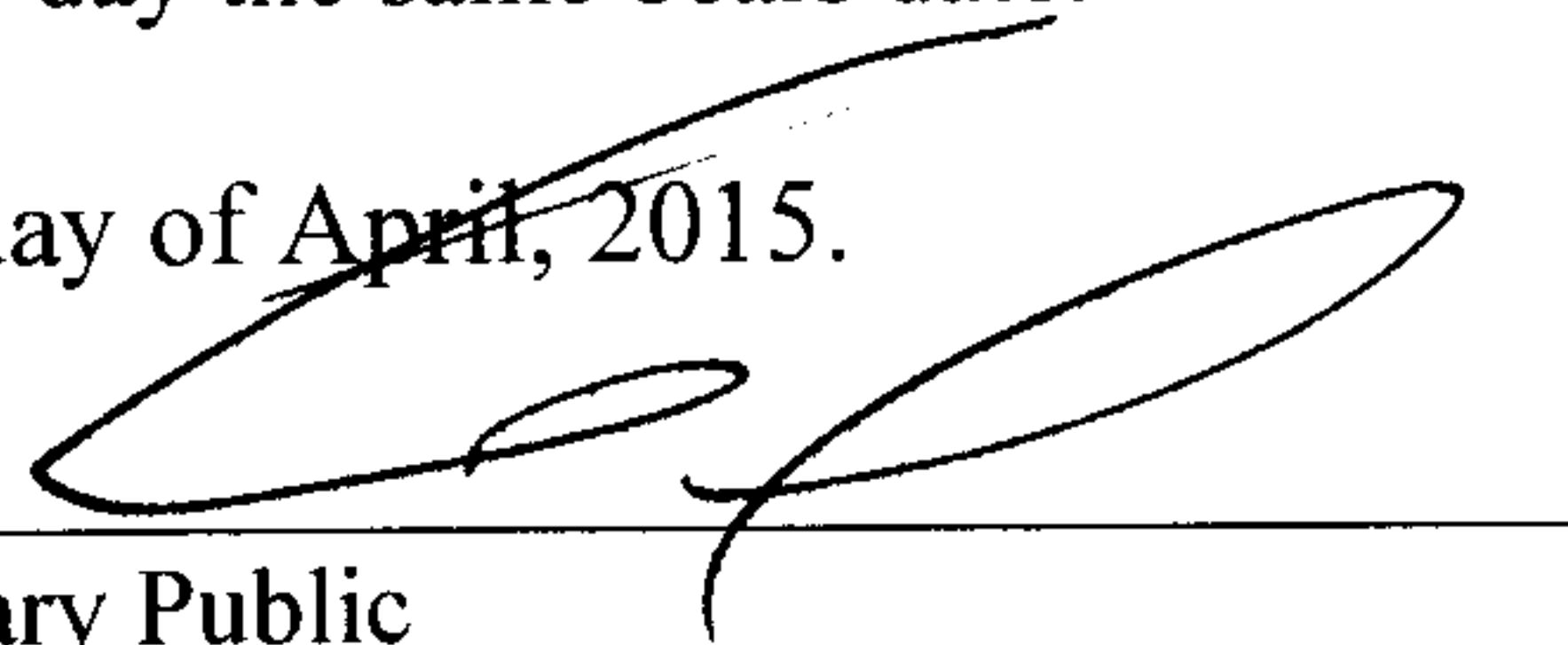


ROBERT L. BLACK, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT L. BLACK, III, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2015.

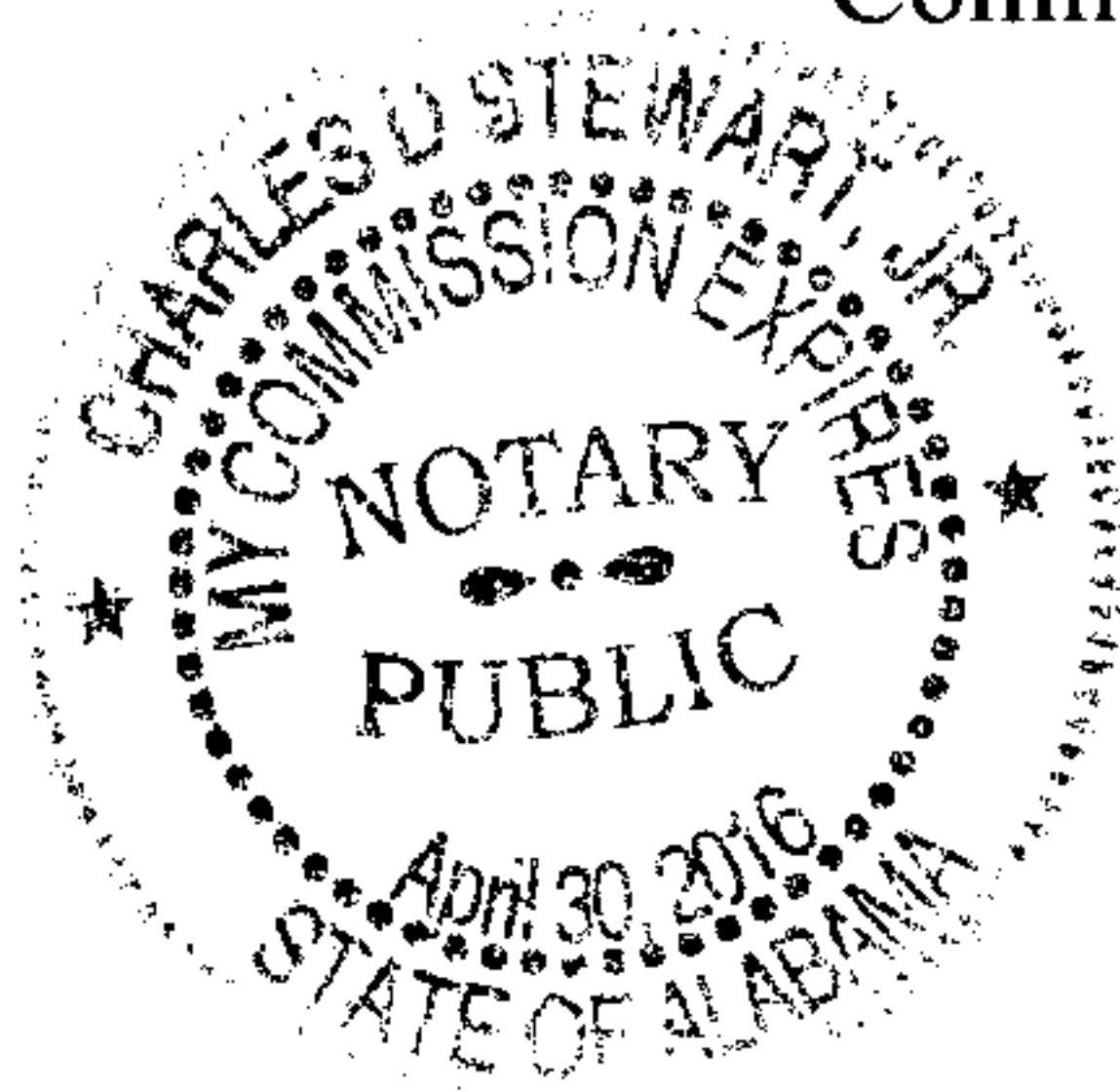


Notary Public

Print Name:

Commission Expires:

4-30-16



20150424000133270 2/3 \$125.50
Shelby Cnty Judge of Probate, AL
04/24/2015 12:21:16 PM FILED/CERT

EXHIBIT "A"

Parcel 1

A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE Corner of the SW 1/4 of the SW 1/4 of said 1/4-1/4 Section; thence S 00 degrees 26' 07" W a distance of 716.83' to the northwesterly right of way line of Shelby County Highway 36; thence S 47 degrees 45' 18" W, along said right of way, a distance of 212.15'; thence S 88 degrees 43' 01" W a distance of 534.08'; thence N 06 degrees 11' 26" E a distance of 154.51'; thence N 33 degrees 46' 59" E a distance of 131.53'; thence S 52 degrees 45' 17" E a distance of 25.01'; thence N 15 degrees 34' 54" E a distance of 134.33'; thence N 22 degrees 13' 25" E a distance of 126.61'; thence N 00 degrees 39' 55" E a distance of 109.41'; thence N 14 degrees 31' 16" E a distance of 130.63'; thence N 13 degrees 48' 50" E a distance of 50.00'; thence N 76 degrees 11' 10" W a distance of 144.71'; thence with a curve turning to the left with a radius of 275.00', a delta angle of 4 degrees 30' 11", and subtended by a chord which bears N 78 degrees 26' 15" W, a chord distance of 21.61'; thence along said curve an arc distance of 21.61'; thence N 00 degrees 00' 01" E a distance of 57.18'; thence S 89 degrees 44' 13" E a distance of 616.25' to the Point of Beginning.

Parcel 2

A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the SW 1/4 of said 1/4-1/4 Section; thence S 00 degrees 26' 07" W a distance of 823.37' to the southeasterly right of way line of Shelby County Highway 36 and the Point of Beginning; thence continue S 00 degrees 26' 07" W, a distance of 32.74'; thence S 88 degrees 46' 34" W a distance of 36.69' to said southeasterly right of way; thence N 47 degrees 45' 18" E, along said right of way, a distance of 49.89' to the Point of Beginning.

Parcel 3

Begin at the Northeast corner of Lot 701, Windstone Phase 7, as recorded in Map Book 35, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Northern boundary of said Lot 701 for a distance of 90.55 feet to a point; thence turn an interior angle to the right of 79 degrees 37' 15" and run in a Southwesterly direction for a distance of 134.39 feet to a point; thence turn an interior angle to the right of 110 degrees 48' 40" and run in a Southeasterly direction for a distance of 144.16 feet to a point; thence turn an interior angle to the right of 54 degrees 05' 15" and run in a Northerly direction along the Eastern boundary of said Lot 701 for a distance of 175.35 feet, more or less, to the point of Beginning.

Parcel 4

Begin at the Southeast corner of Lot 702, Windstone Phase 7, as recorded in Map Book 35, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama; thence N 01 degrees 21' 04" E, along the East line of said Lot 702, a distance of 147.07 feet; thence N 73 degrees 36' 04" E, along the North line of said Lot 702, a distance of 38.18 feet; thence S 22 degrees 13' 25" W, a distance of 126.61 feet to the South line of said Lot 702; thence S 63 degrees 10' 10" E, along said South line, a distance of 90.55 feet to the Point of Beginning.

Parcel 5

Begin at the Southeast corner of Lot 703, Windstone Phase 7, as recorded in Map Book 35, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama; thence N 01 degrees 21' 04" E, along the East line of said Lot 703, a distance of 34.70 feet; thence N 22 degrees 57' 34" W along said East line, a distance of 92.86 feet; thence S 00 degrees 39' 55" W, a distance of 109.41 feet to the South line of said Lot 703; thence S 73 degrees 36'



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Shelby Cnty Judge of Probate, AL
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