

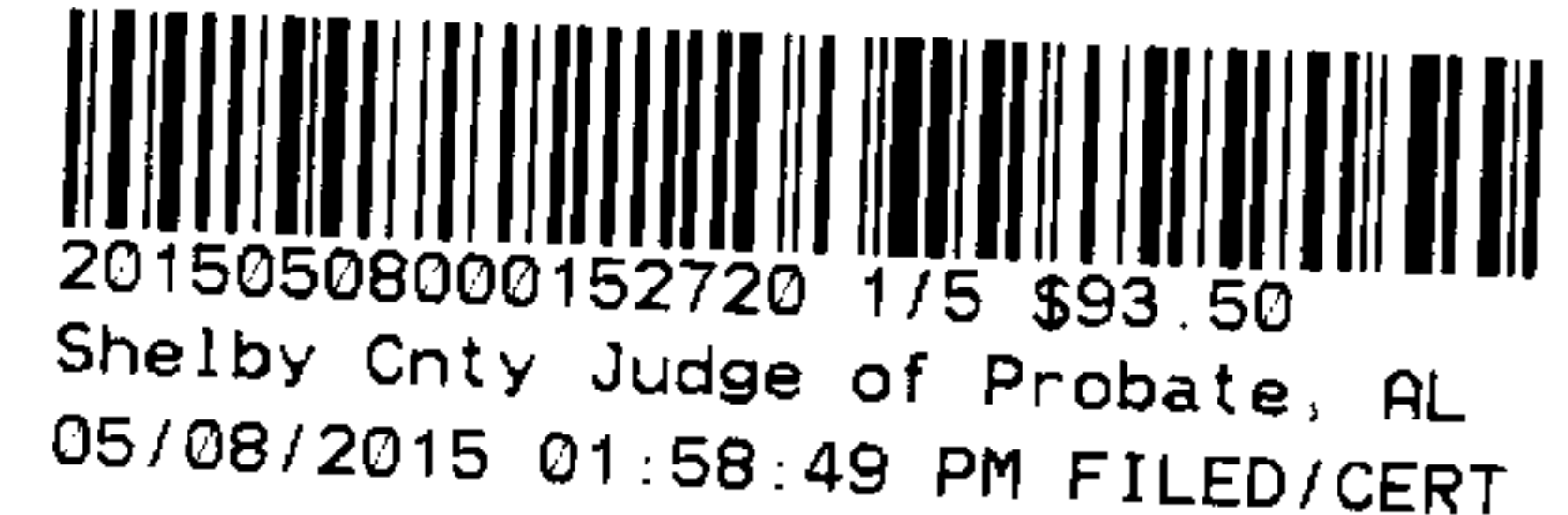
Send tax notice to:
NICHOLAS R. LIVINGSTON
1116 SIGNAL VALLEY TRAIL
CHELSEA, AL 35043

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

STATE OF ALABAMA
Shelby COUNTY

2015252

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Three Hundred Fifty Thousand and 00/100 Dollars (\$1,350,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RANDALL L. REAL, A SINGLE INDIVIDUAL **whose mailing address** is: 832 PRINCETON AVENUE SW, BIRMINGHAM, AL 35211 (hereinafter referred to as "Grantors") by NICHOLAS R. LIVINGSTON and MARIANNE H. LIVINGSTON **whose mailing address** is: 1116 SIGNAL VALLEY TRAIL, 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 LEGAL DESCRIPTION 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. RIGHTS OF OTHERS IN AND TO THAT EASEMENT SET OUT IN INSTRUMENT 1996-10930 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1998-34334 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 75, PAGE 910 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT RECORDED IN DEED VOLUME 295, PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN SHELBY REAL 75, PAGE 910 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. ROAD AND MAINTENANCE AGREEMENT RECORDED IN SHELBY REAL 75, PAGE 912, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$1,282,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Grantees, 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 29th day of April, 2015.

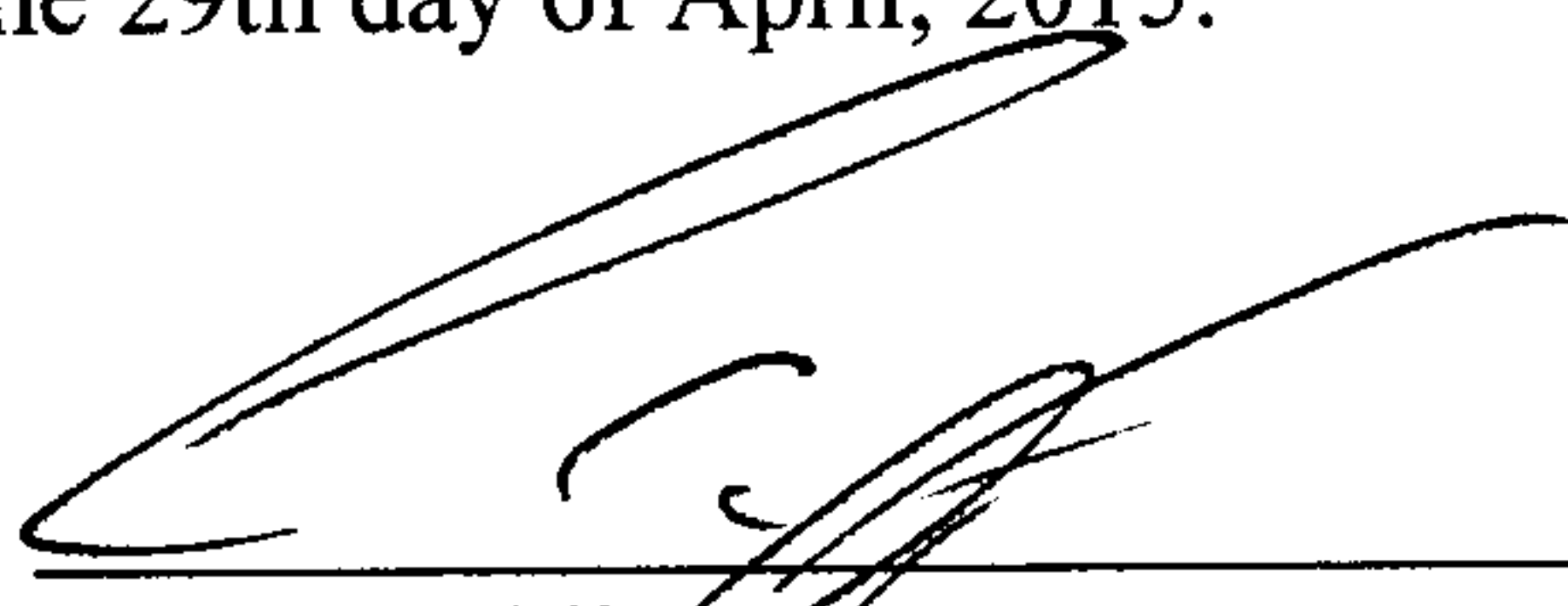


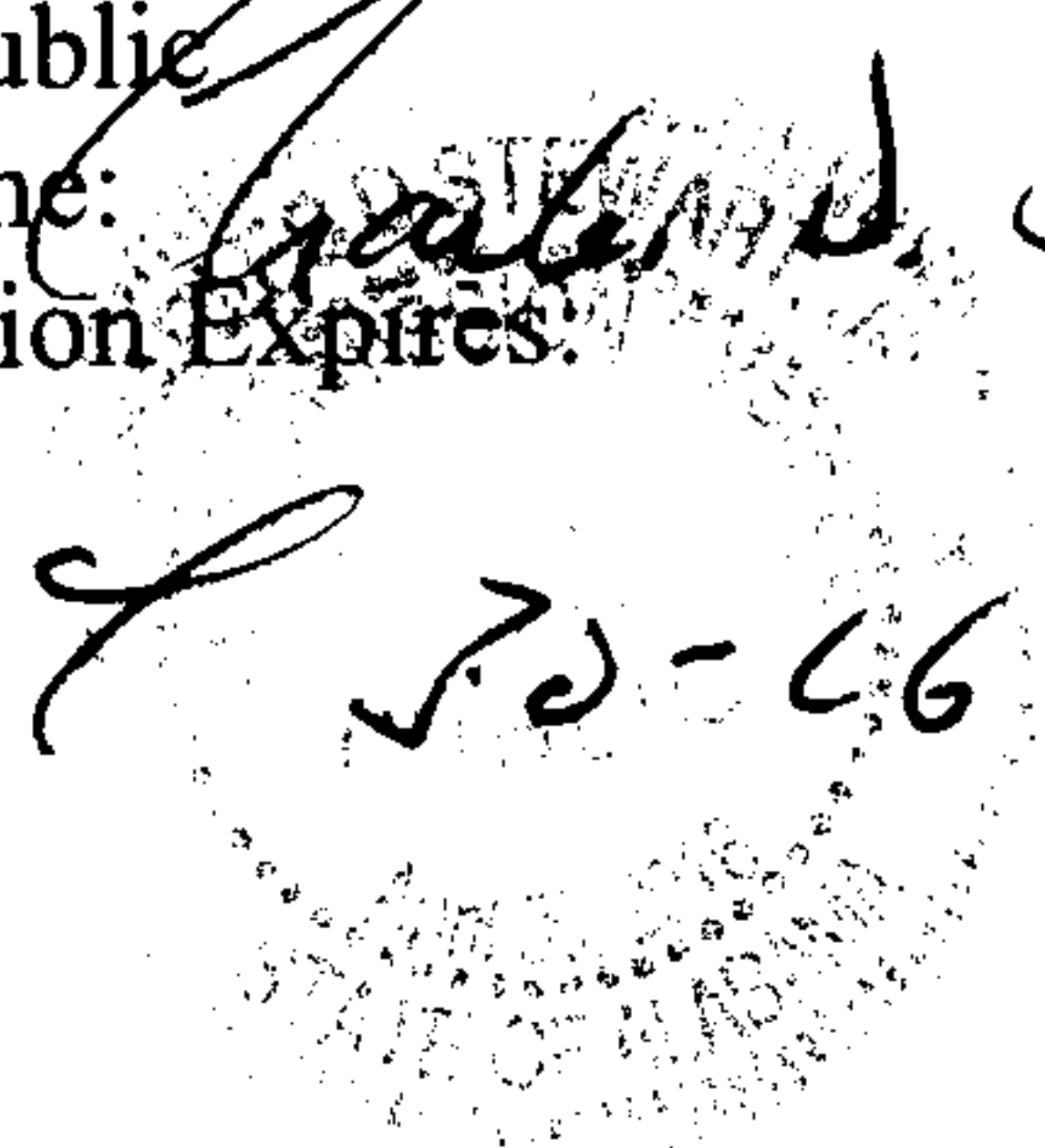
RANDALL L. REAL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL L. REAL whose name(s) is/are signed to the foregoing instrument, and who is/are 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 29th day of April, 2015.



Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *8-30-16*




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EXHIBIT "A"

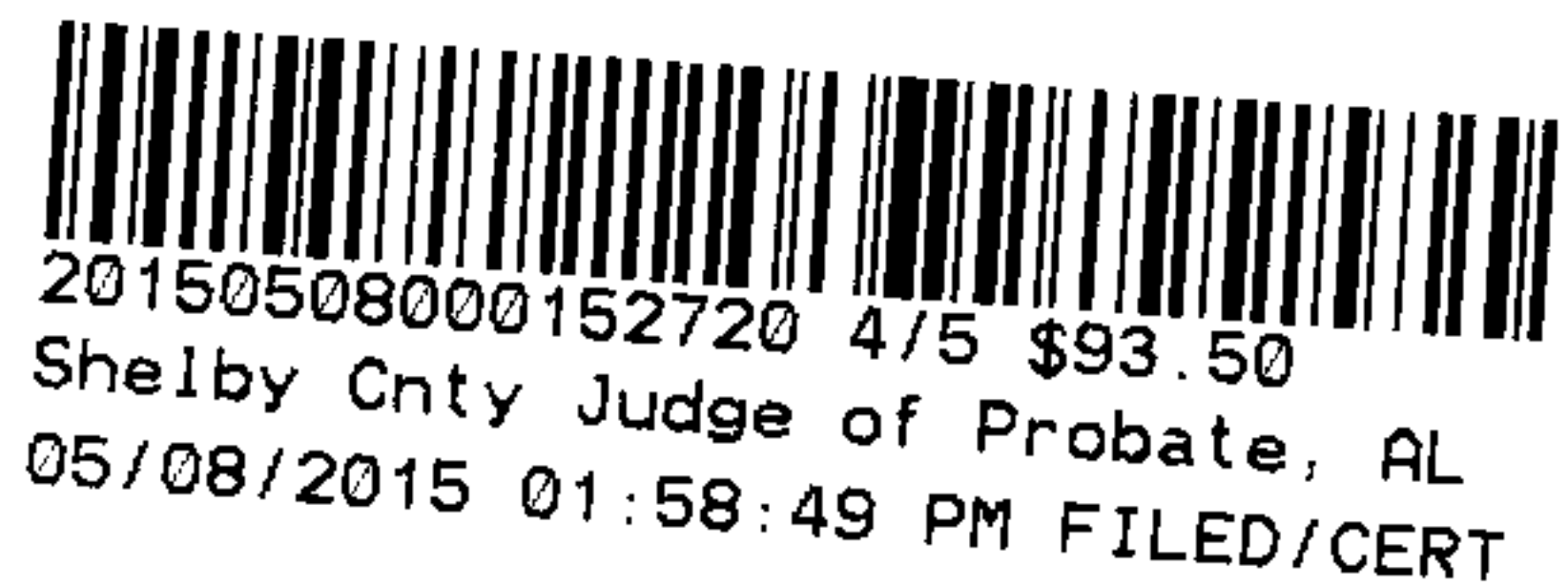
A parcel of land in the NE 1/4 of the NE 1/4 of Section 23, and in the NW 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, described as follows:

From the NW corner of Section 24, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East Along the North Boundary of Said Section 24, a distance of 755.0 feet; thence turn 107 degrees 39 minutes 20 seconds right and run 1371.31 feet to a point on South boundary of the NW 1/4 of the NW 1/4 of said Section 24; thence turn 72 degrees 57 minutes 41 seconds right and run 352.88 feet to the SE corner of the NE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 01 degrees 42 minutes 13 seconds right and run 1179.0 feet along the South boundary of said NE 1/4 of the NE 1/4; thence turn 88 degrees 17 minutes 06 seconds right and run 1110.83 feet; thence turn 92 degrees 06 minutes 09 seconds right and run 422.92 feet; thence turn 90 degrees 00 minutes left and run 200.0 feet to a point on the North boundary of Section 23, Township 19 South, Range 1 West; thence turn 90 degrees 00 minutes right and run 749.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

A parcel of land in the NW 1/4 of the NE 1/4; NE 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West, described as follows:

From a point of beginning of herein described parcel of land, being the true NW corner of the NW 1/4 of NE 1/4 of Section 23, Township 19 South Range 1 West, run thence South along the true West boundary of said NW 1/4 of NE 1/4 a distance of 1320.55 feet to the true SW corner thereof; thence turn 88 degrees 53 minutes 45 seconds left and run 1329.82 feet to the true SE corner of said NW 1/4 of NE 1/4; thence turn 88 degrees 35 minutes 33 seconds right and run 328.00 feet; thence turn 88 degrees 35 minutes 40 seconds left and run 665.79 feet; thence turn 91 degrees 23 minutes 39 seconds left and run 328.00 feet to a point on the true South boundary of the NE 1/4 of NE 1/4 of aforementioned Section 23, thence turn 88 degrees 26 minutes 21 seconds left and run 644.09 feet along the true South boundary of said NE 1/4 of NE 1/4; thence turn 88 degrees 17 minutes 06 seconds right and run 1110.83 feet; thence turn 87 degrees 53 minutes 51 seconds left and run 127.08 feet; thence turn 90 degrees 00 minutes right and run 200.00 feet to a point on the true North boundary of said NE 1/4 of NE 1/4; thence turn 90 degrees 00 minutes left and run 1347.15 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

From the tree NW corner of She NW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the true North boundary of said NW 1/4 - NE 1/4 a distance of 661.54 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 661.54 feet to the true NE corner of said NW 1/4 - NE 1/4; thence continue along said course a distance of 24.08 feet; thence turn 90 deg. 00 min. right and run 200.0 feet; thence turn 90 deg. 00 min, left and run 127.08 feet; thence turn 87 deg. 53 min. 51 sec. Right and run 1110.83 feet to a point on the true South boundary of the NE 1/4 - NE 1/4 of said Section 23; thence turn 91 deg. 42 min. 54 sec. right and run 150.82 feet to the true SE corner of the NW 1/4 - NE 1/4 of said Section 23; thence continue along the true South



boundary of said NW 1/4 - NE 1/4 a distance of 664.91 feet; thence turn 88 deg. 44 min. 41 sec. right and run 1316.14 feet to the point of beginning of herein described parcel of land.

Together with:

60 foot easement for ingress, egress and utilities. Centerline described to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and ran 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and ran 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and ran 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and ran 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a

delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement center line described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.



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