

NEITHER TITLE NOR SURVEY HAS BEEN EXAMINED BY PREPARER

This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Nogal, LLC
Post Office Box 530993
Birmingham, Alabama 35253

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **MARGARET C. DAWSON, AN UNMARRIED WOMAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **NOGAL, 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" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: Margaret C. Dawson is the surviving Grantee of Warranty Deed recorded in Instrument No. 1993-13410 in the Office of the Judge of Probate of Shelby County, Alabama, the other Grantee James W. Dawson having died on or about December 23, 2002.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2 day of July, 2015.

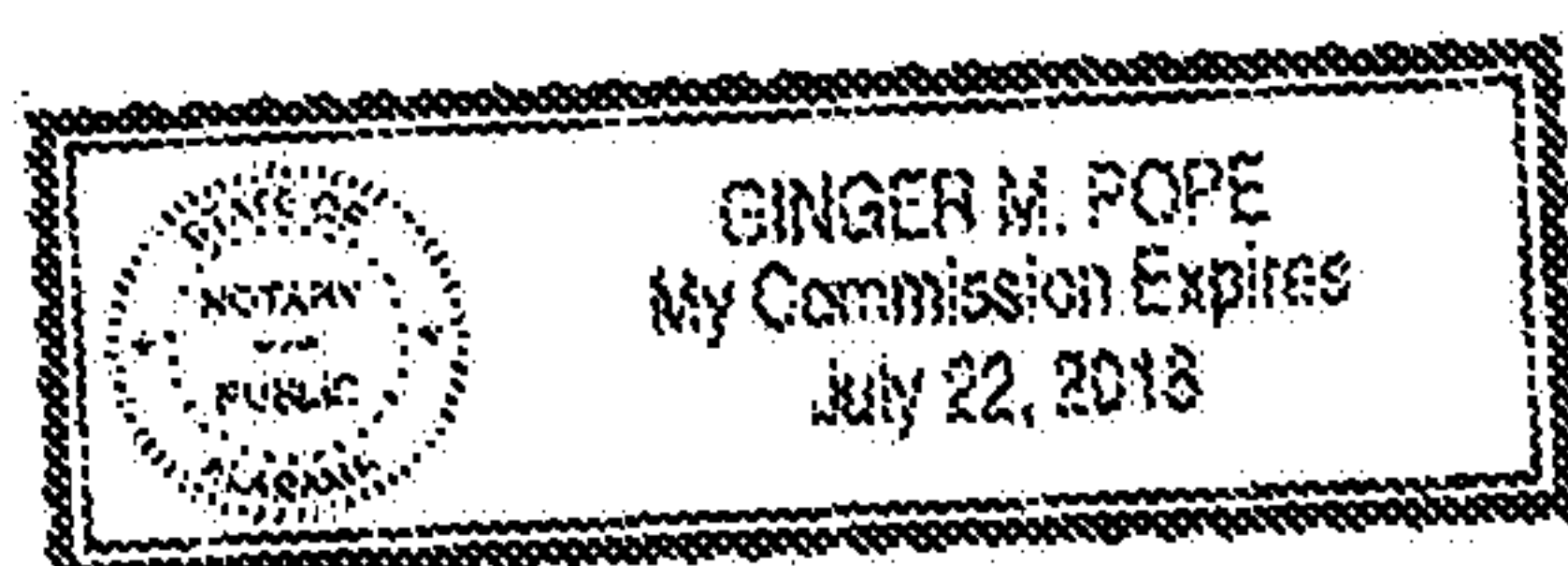
WITNESS:

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Margaret C. Dawson
MARGARET C. DAWSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret C. Dawson, an unmarried woman, 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 instrument, she, executed the same voluntarily on the day the same bears date.

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



Ginger M. Pope
Notary Public
My Commission Expires: 7-22-2018

EXHIBIT "A"

LEGAL DESCRIPTION

Part of the SE ¼ of the NE ¼ of Section 19, and part of the SW ¼ of the NW ¼ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the said 1/4-1/4 section and run thence westwardly along the south line thereof a distance of 111.10 feet; thence turn 74°-13'-30" right and run northwestwardly 60.77 feet to a point on the center line of a 30 foot wide private road easement, said point being the point of beginning of the property herein described; thence continue northwestwardly along last described course 306.05 feet; thence turn 65°-42'-30" right and run northeastwardly 110.09 feet; thence turn 25°-11'-30" right and run northeastwardly 169.90 feet; thence turn 108°-57'30" right and run southwardly 305.13 feet to a point on the center line of said private road easement; thence turn 45°-10'-30" right and run southwestwardly along said center line 61.46 feet; thence turn 07°-06' right and continue southwestwardly 116.51 feet to the point of beginning.

Contains 1.52 acres, more or less.

Subject to all restrictions, easements and exceptions of record.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Margaret C. Dawson	Grantee's Name	Nogal, LLC
Mailing Address	8715 Highway 119 Alabaster, Alabama 35007	Mailing Address	Post Office Box 530993 Birmingham, Alabama 35253
Property Address	No Address Assigned to Parcel	Date of Sale	July 2, 2015
Parcel ID No.	13 4 19 0 000 007.003	Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$36,000.00

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
X _____	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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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

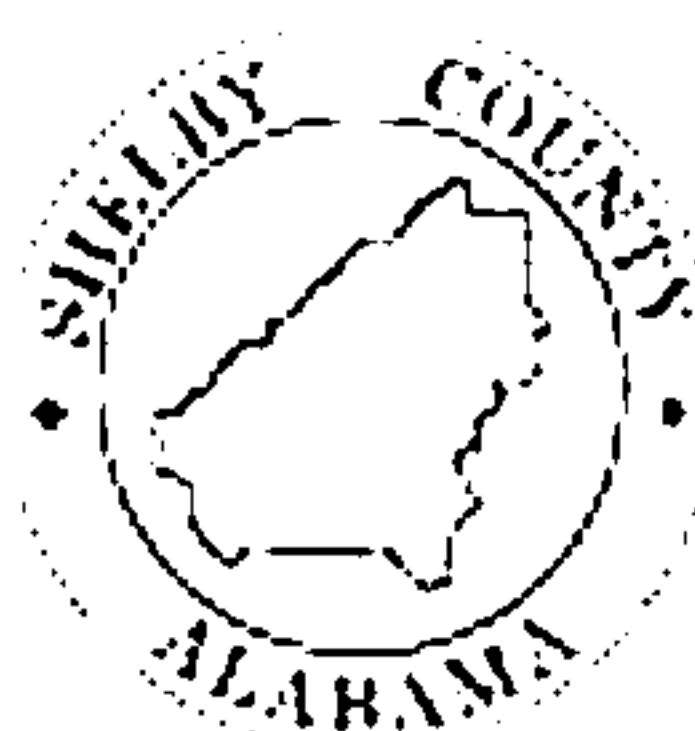
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 2, 2015

Unattested

Print NOGAL, LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/08/2015 08:26:20 AM
\$56.00 CHERRY
20150708000229270

[Signature]