


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Venture Developers, LLC
1960 Suite A Highway 33
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)


20150717000243460 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
07/17/2015 09:32:03 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ninety Thousand and No/100 Dollars (\$90,000.00) and other good and valuable consideration, to the undersigned WESTERN REI, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by VENTURE DEVELOPERS, LLC (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 30, Township 20, Range 2 West, Shelby County, Alabama, more particularly described as follows:

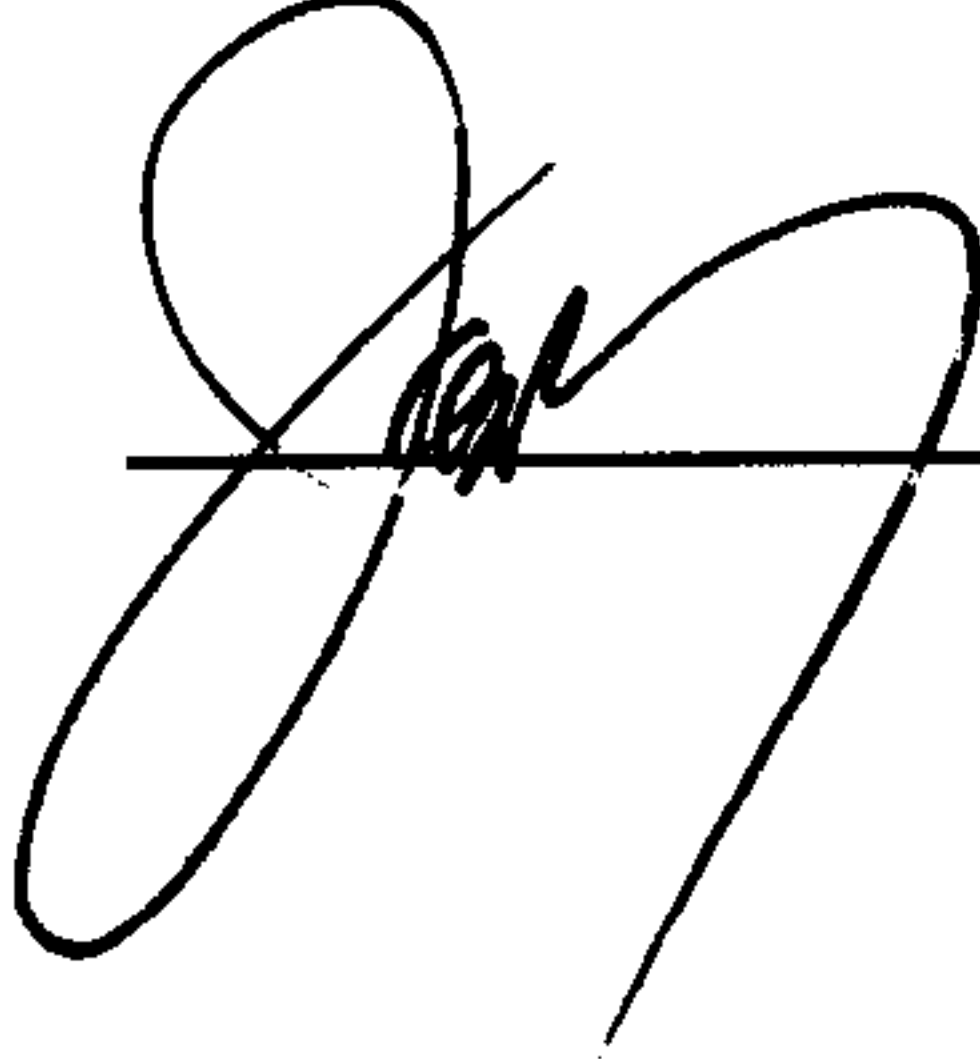
BEGIN at a Carr Cap being the SW Corner of Lot 2A of Re-survey of Lots 1 and 2 of McRees Subdivision, as recorded in Map Book 42, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89° 43' 24" E, a distance of 597.98 feet to a Carr Cap; thence S 52° 48' 03" W a distance of 363.65 feet to an iron pin set; thence N 54° 51' 50" W a distance of 377.00 feet to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Oil, Gas and Mineral Lease recorded in Deed Volume 336, Page 430, and Shelby Real 15, Page 373, in the Probate Office of Shelby County, Alabama; (3) Less and except any portion of subject property lying within a road right of way.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on this the ____ day of July, 2015.

WITNESS:



Western REI, LLC, an Alabama limited liability company

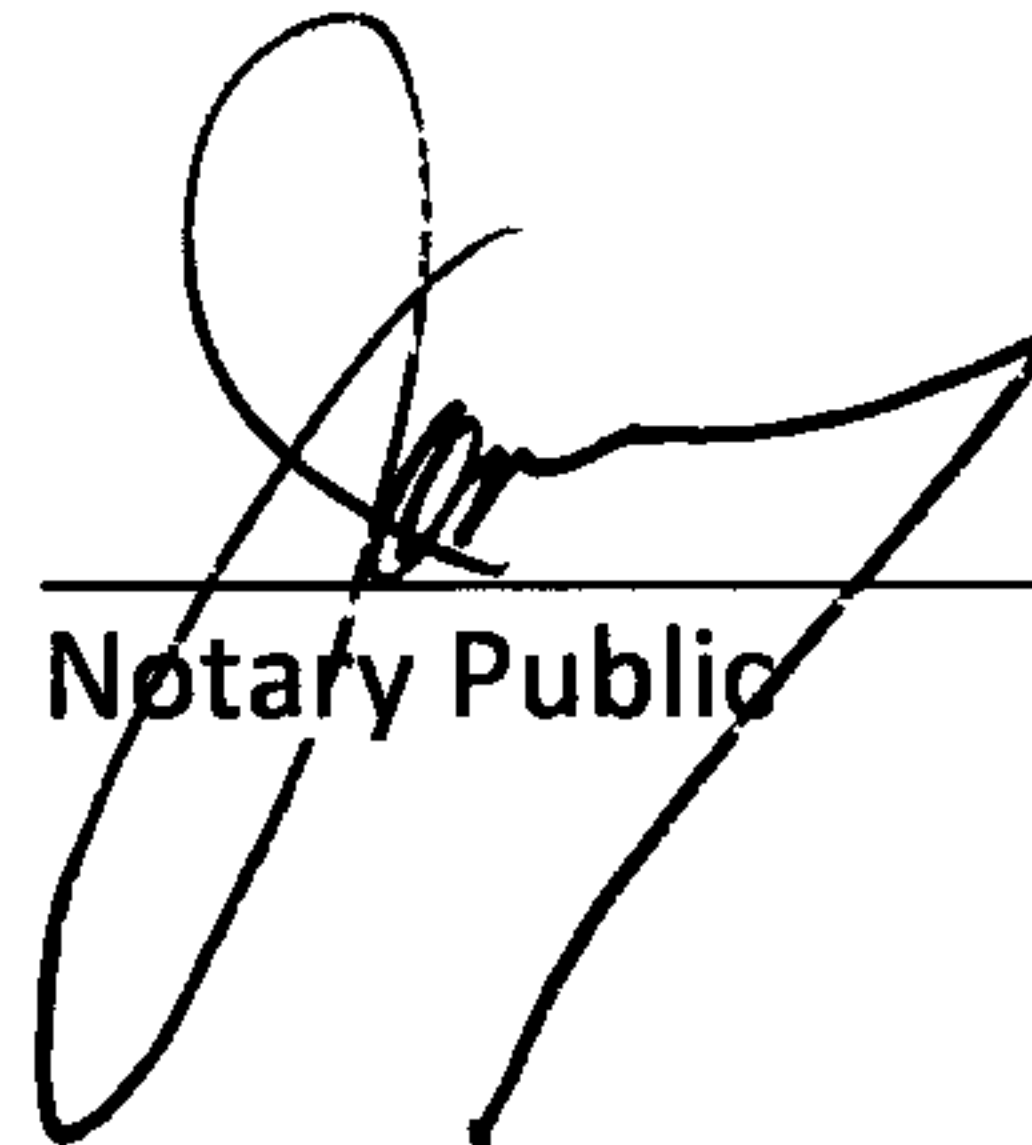
By: _____

Jason E. Spinks, as its Manager

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, whose name as Manager of Western REI, LLC, an Alabama limited liability company, 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, in his capacity as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 15th day of July, 2015.



Notary Public

My Commission Expires: 07/14/2019

20150717000243460 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Western REI, LLC
Mailing Address 3360 Davey Allison Boulevard
Hueytown, AL 35023

Grantee's Name Venture Developers, LLC
Mailing Address 1960 Suite A, Highway 33
Pelham, AL 35124

Property Address Part of the NE 1/4 of the SW 1/4
of Section 30, TS 20, Range 2 W
Shelby County, Alabama

Date of Sale July 15, 2015

Total Purchase Price \$ 90,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20150717000243460 3/3 \$110.00
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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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____

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 7/15/2015

Print Jason E. Smith, Manager

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

Shelby County, AL 07/17/2015
State of Alabama
Deed Tax: \$90.00

Print Form

Form RT-1