

WARRANTY DEED

20150807000274450 1/1 \$124.00  
Shelby Cnty Judge of Probate, AL  
08/07/2015 03:40:49 PM FILED/CERT

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
1998 Nielsen Family Trust  
1879 Larkin Road  
Gridley, CA 95948

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Synergy Development Group, LLC** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Albert Wayne Nielsen and Charla Simcox Nielsen, as Trustees of the 1998 Nielsen Family Trust and Jayda Moore** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 27, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23, in the Probate Office of Shelby County, Alabama.**

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

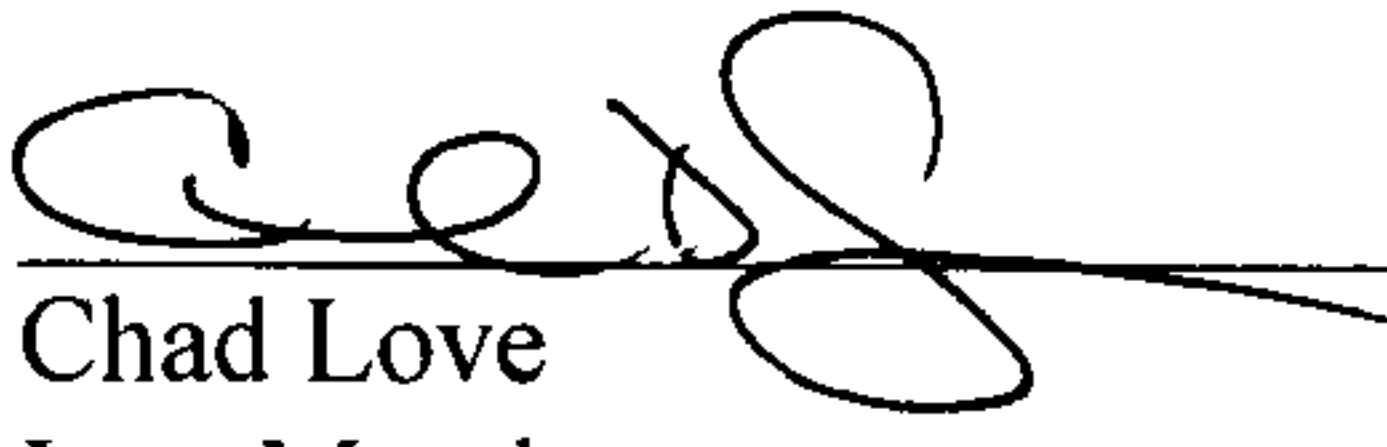
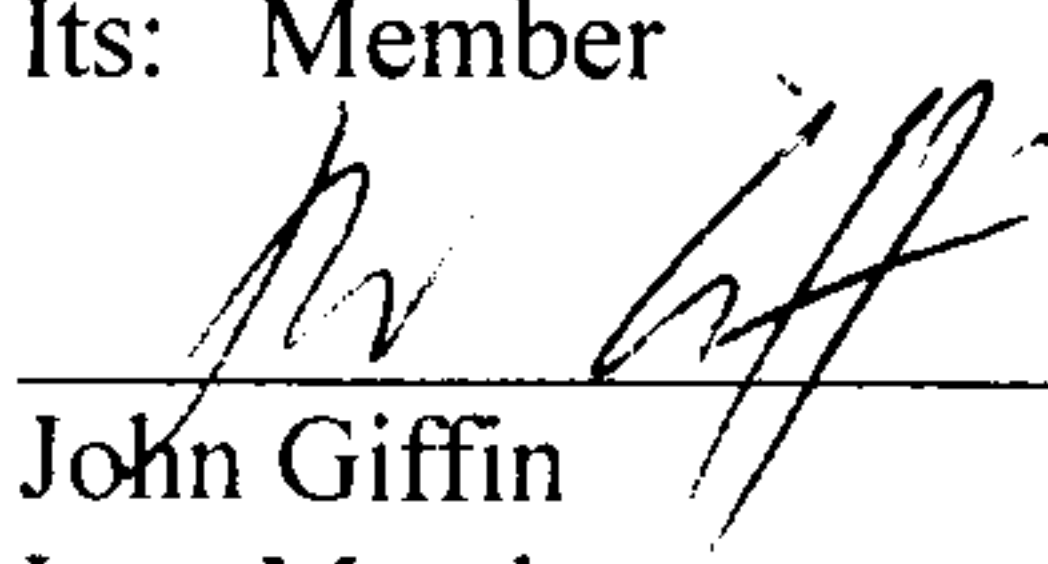
TO HAVE AND TO HOLD unto the said Grantees, their successors, heirs and assigns, forever;

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their successors, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their successors, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Synergy Development Group, LLC, by its Member's, Chad Love and John Giffin who are authorized to execute this conveyance, has hereto set its signature and seal, this July 20, 2015.

Synergy Development Group, LLC

Shelby County, AL 08/07/2015  
State of Alabama  
Deed Tax: \$110.00

by:   
Chad Love  
Its: Member  
by:   
John Giffin  
Its: Member

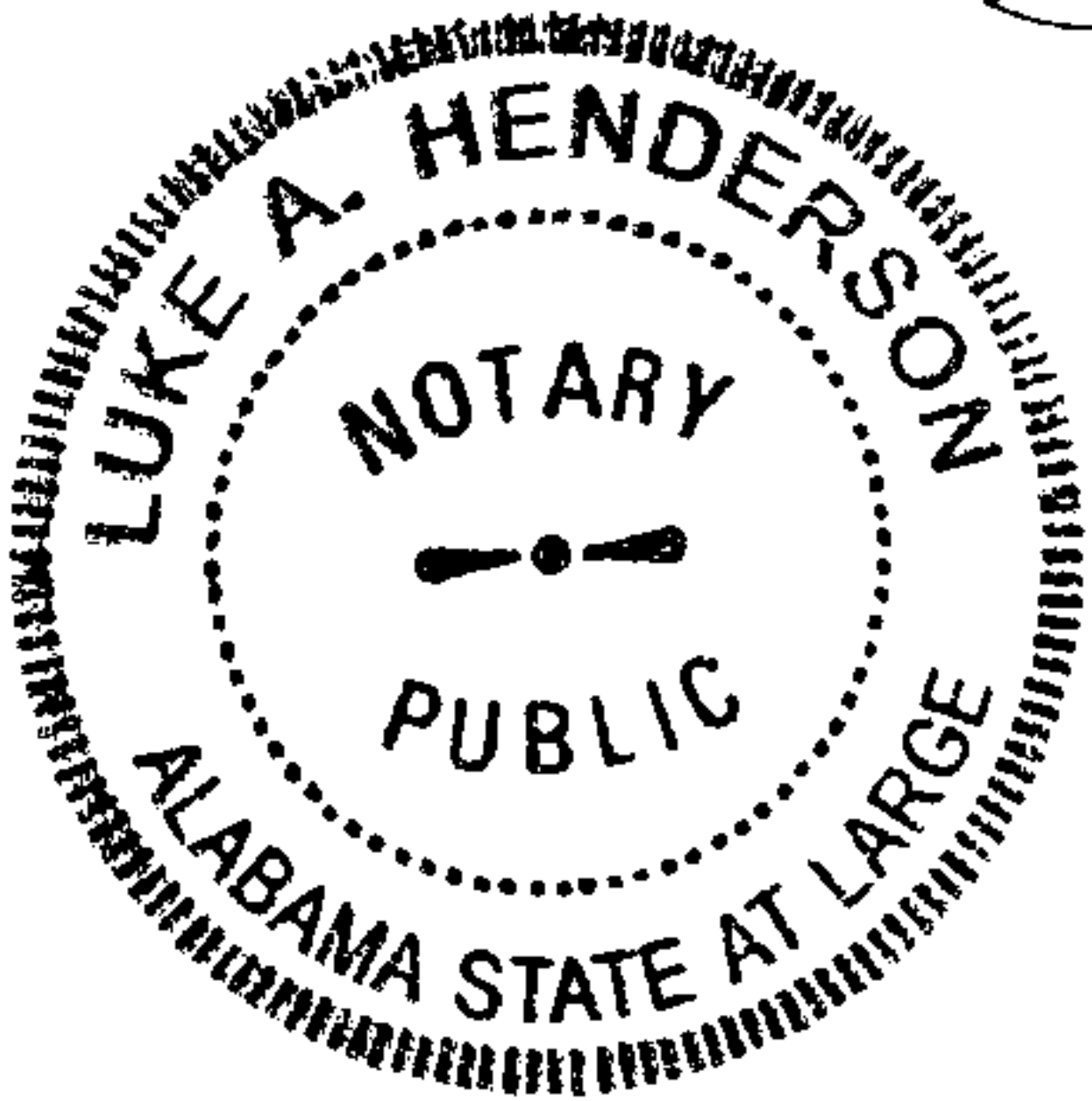
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chad Love and John Giffin whose names as Members of Synergy Development Group, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Members 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 July 20, 2015.

  
Notary Public

My Commission Expires:  
7-26-16



Property Address;  
Lot 27 Heritage Oaks  
  
Grantor's Address:  
2167 14th Ave South  
Birmingham, AL 35205