

No part of the real property conveyed herein constitutes the homestead of the Grantor, nor the Grantor's spouse.

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
Eagle's Nest Development, LLC
8455 Scott Drive
Trussville, AL 35173

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00), which is the total purchase price, in hand paid to the undersigned, Robert Gardner Sproul, Jr. and Virginia Estes Sproul, Husband and Wife (hereinafter collectively referred to as "GRANTOR"), whose mailing address is 4173 Eagle Crest Drive, Birmingham, AL 35242, by Eagle's Nest Development, LLC (hereinafter referred to as "GRANTEE"), whose mailing address is 8455 Scott Drive, Trussville, AL 35173, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.


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

And GRANTOR does for themselves and their heirs, successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs, successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Said property is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, the undersigned have hereto set their signatures and seals, this 7 day of July, 2015.

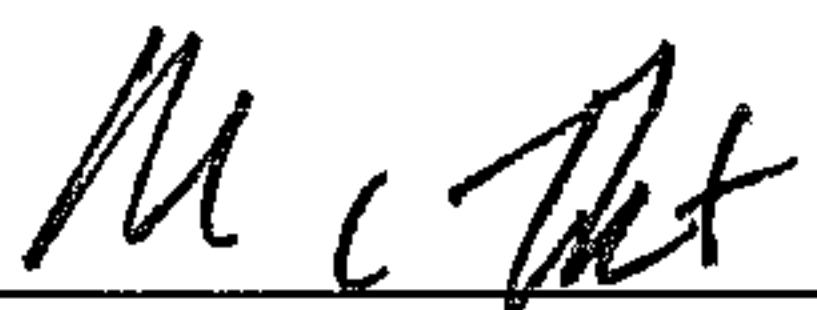

Robert Gardner Sproul, Jr.


Virginia Estes Sproul

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robert Gardner Sproul, Jr., 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 said document, he executed the same voluntarily.

Given under my hand and official seal this 7 day of July, 2015.


NOTARY PUBLIC
My commission expires: 5-21-16

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Virginia Estes Sproul, 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 said document, she executed the same voluntarily.

Given under my hand and official seal this 7 day of July, 2015.

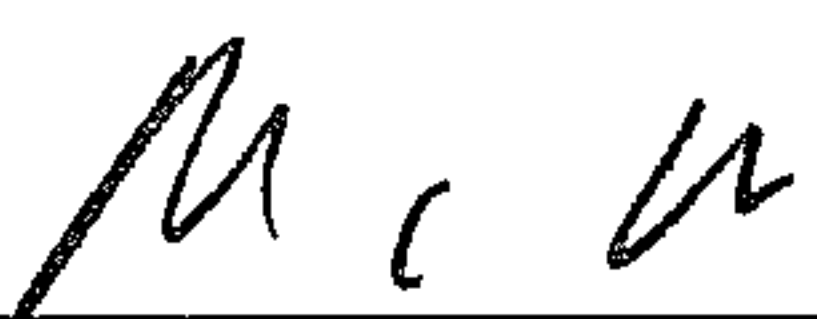

NOTARY PUBLIC
My commission expires: 5-21-16

EXHIBIT "A"

Parcel III:
 Begin at the NW corner of Lot 501 of Eagle Point, 5th Sector as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate Shelby County, thence run S 89°06'11" E for 1.17'; thence run N 52°21'18" E for 158.77' to the point of beginning of a curve to the left, having a central angle of 38°54'35" and a radius of 200.00'; thence run along the arc of said curve for 115.45'; thence run S 89°06'09" E for 28.54'; thence run S 02°02'35" W for 195.00' to a point on the north line of said Lot 501; thence run N 89°06'11" W for 208.83' to the point of beginning.

Together with a 20' easement being more particularly described as follows:

Begin at the NW corner of Lot 501 of Eagle Point, 5th Sector as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate of Shelby County, thence run S 89°06'11" E for 1.17'; thence run N 52°21'18" E for 40.03'; thence run N 35°18'59" W for 17.51' to a point that is 20 feet East of the East line of Lot 408-A, of a Resurvey of Lot 408, Eagle Point, 4th Sector as recorded in Map Book 19, Page 62, in the Shelby County Probate Office; thence run N 2°02'34" E parallel to and 20' East of said Lot 408-A for 156.62'; thence run S 89°06'11" W for 20.00' to a point on the East line of said Lot 408-A; thence run S 0°02'34" W for 195.00' to the point of beginning.

Parcel V:

Part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of said 1/4-1/4 Section and run in an easterly direction along the north line of said 1/4-1/4 Section for a distance of 453.72 feet to an existing 3/4" rebar; thence turn an angle to the right of 90°46'34" and run in a southerly direction for a distance of 35.00 feet to an existing 1/2" rebar; thence turn an angle to the right of 90°35'47" and run in a Westerly direction for a distance of 208.74 feet to an existing 1/2" rebar; thence turn an angle to the left of 90°32'03" and run in a southerly direction for a distance of 225.00 feet to an existing 1/2" rebar; thence turn an angle to the right of 89°09'42" and run in a westerly direction for a distance of 245.00 feet to an existing rebar being on the west line of said SW 1/4 of the NW 1/4; thence turn an angle to the right of 90° 50'18" and run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 256.00 feet, more or less, to the point of beginning.

ALSO:

Part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the northwest corner of said 1/4-1/4 Section run in a southerly direction along the west line of said 1/4-1/4 Section for a distance of 256.00 feet to an existing 1/2" rebar being the point of beginning; thence continue along last mentioned course for a distance of 199.65 feet to an existing 1/2" rebar; thence turn an angle to the left of 91° 09' 31" and run in an easterly direction for a distance of 210.00 feet to an existing 1/2" rebar; thence turn an angle to the left of 88° 50' 29" and run in a northerly direction for a distance of 19.68 feet to an existing 1/2" rebar; thence turn an angle to the right of 88° 50'29" and run in an easterly direction for a distance of 35.03 feet to an existing 1/2" rebar; thence turn an angle to the left of 88°50'29" and run in a northerly direction for a distance of 178.60 feet to an existing 1/2" rebar; thence turn an angle to the left of 90°50'18" and run in a westerly direction for a distance of 245.00 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/23/2015 03:42:23 PM
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 20150923000333800