

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 G. Sproul, Jr., a married man (hereinafter 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:

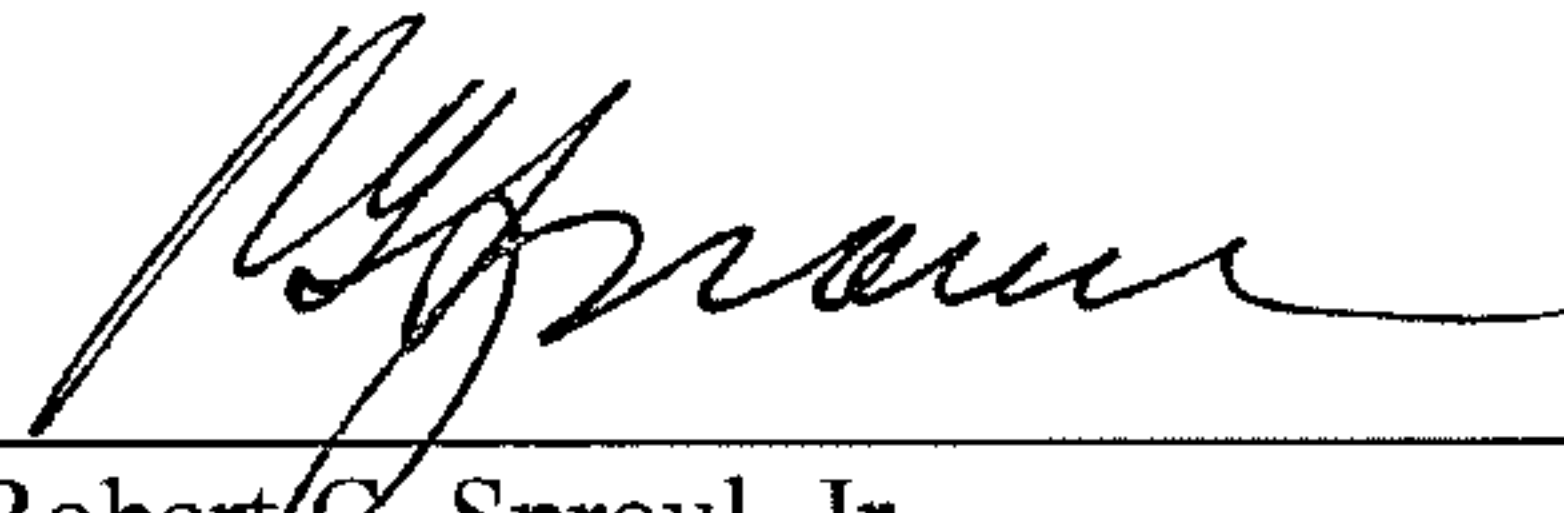
1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

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

And GRANTOR does for himself and his heirs, successors and assigns, covenant with the said GRANTEE, its successors and assigns, that he is 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 his 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.

Said property is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereto set his signature and seal, this _____ day of July, 2015.




Robert G. Sproul, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robert G. 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

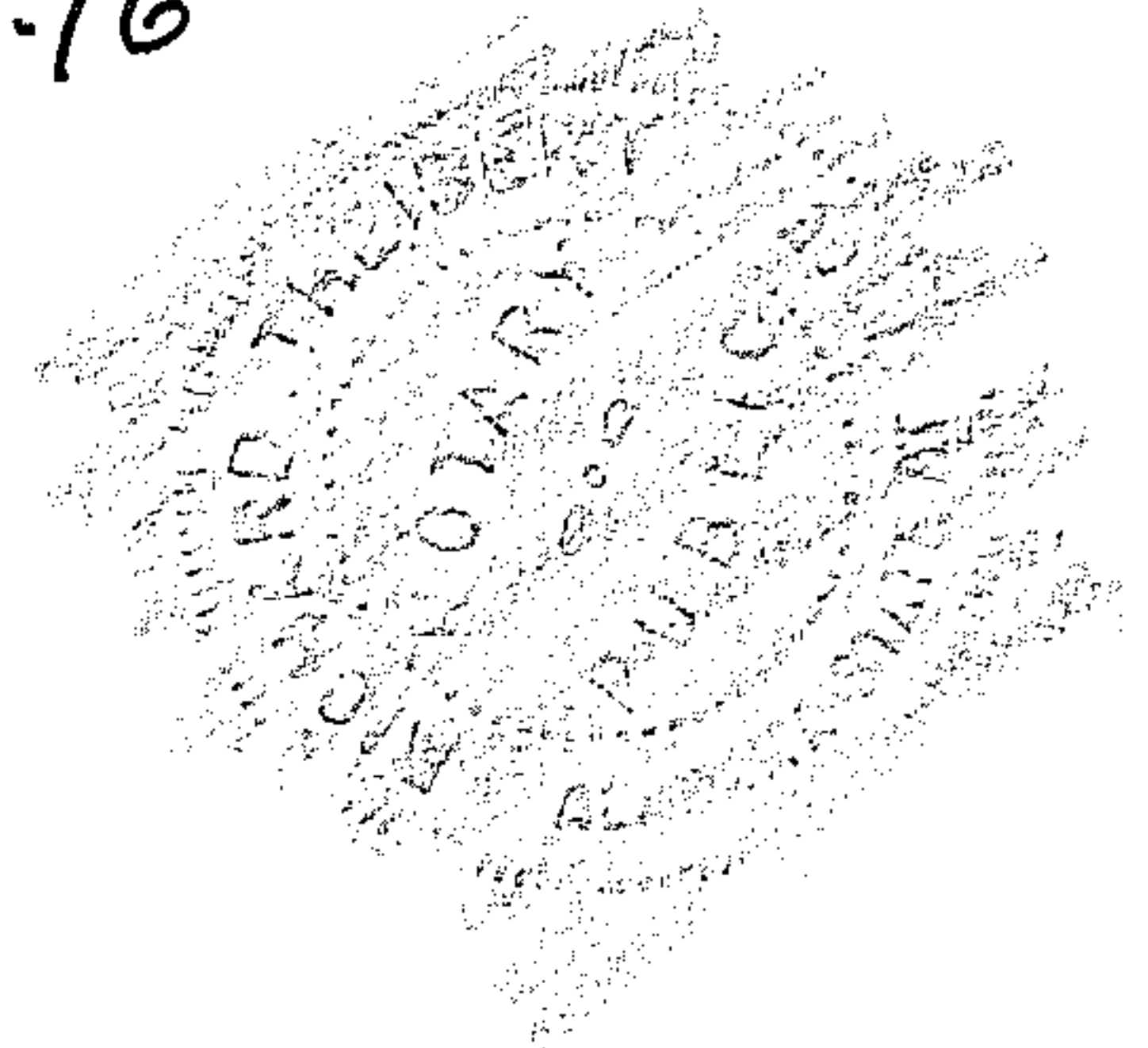


EXHIBIT "A" - LEGAL DESCRIPTION

Parcel I:

Lot 502, according to the Survey of Eagle Point 5th Sector, as recorded in Map Book 18, page 138, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 501, according to the Survey of Eagle Point 5th Sector, as recorded in Map Book 18, page 138, in the Probate Office of Shelby County, Alabama.

Parcel VII:

A lot situated in The Northwest 1/4 of Southwest 1/4 of Northeast 1/4, Section 7, Township 19 South, Range 1 West, more particularly described as follows: Commencing at the Northeast corner of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4 and run thence Southerly along the East line of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4 210 feet; thence turn an angle of 90 degrees to the right and run thence Westerly and parallel with the North boundary of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4 210 feet; thence turn an angle of 90 degrees and run thence Northerly parallel with the East boundary of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4 210 feet to the North boundary of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4; thence run Easterly along the North boundary of said Northwest 1/4 of Southwest 1/4 of Northeast 1/4 210 feet to the point of beginning, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/23/2015 03:42:24 PM
\$120.00 CHERRY
20150923000333810

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the bottom right portion of the official text block.