

ALL of the purchase price recited above was paid by a purchase money mortgage loan closed simultaneously with delivery of this deed.

No part of the real property conveyed herein constitutes the homestead of the Grantor.

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney

NAJJAR DENABURG, P.C.

2125 Morris Avenue

Birmingham, Alabama 35203

20150923000333820

09/23/2015 03:42:25 PM

DEEDS 1/3

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 Eighty Six Thousand Seven Hundred Ninety and No/100 Dollars (\$86,790.00), which is the total purchase price, in hand paid to the undersigned, Larry Gravlee, a single man (hereinafter referred to as "GRANTOR"), whose mailing address is P.O. Box 133, Brierfield, AL 35035, 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:

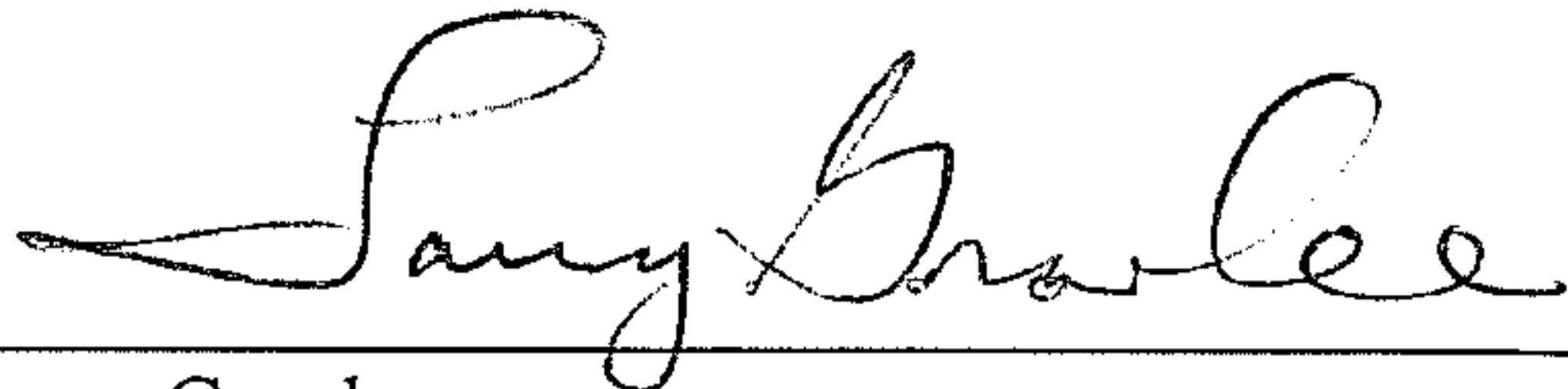
1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

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 7
day of July, 2015.

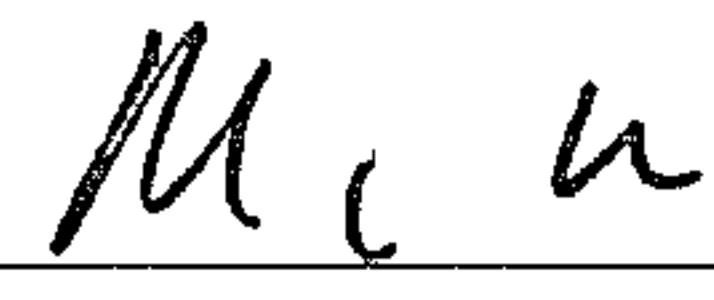


Larry Gravlee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Larry Gravlee, 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

Parcel VI:

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 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 inch rebar; thence turn an angle to the right of 90 degrees 46 minutes 34 seconds and run in a Southerly direction for a distance of 35.00 feet to an existing 1/2 inch rebar, being the point of beginning; thence turn an angle to the right of 90 degrees 35 minutes 47 seconds and run in a westerly direction for a distance of 208.74 feet to an existing 1/2 inch rebar; thence turn an angle to the left of 90 degrees 32 minutes 03 seconds and run in a Southerly direction for a distance of 404.60 feet to an existing 1/2 inch rebar; thence turn an angle to the left of 91 degrees 09 minutes 31 seconds and run in an Easterly direction for a distance of 419.23 feet to an existing 1/2 inch rebar; thence turn an angle to the left of 88 degrees 54 minutes 13 seconds and run in a Northerly direction for a distance of 222.25 feet to an existing 3/4 inch rebar; thence turn an angle to the left of: 90 degrees 46 minutes 34 seconds and run in a Westerly direction for a distance of 210.00 feet to an existing 3/4 inch rebar; thence turn an angle to the right of 90 degrees 46 minutes 34 seconds and run in a Northerly direction for a distance of 175.00 feet, more or less, to the point of beginning.

Less and Except Lot 210-A, according to the Resurvey of Eagle Point, 5th Sector, as recorded in Map Book 19, Page 98, in the Probate Office of Shelby County, Alabama and Lot 511, 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/23/2015 03:42:25 PM
\$21.00 CHERRY
20150923000333820

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.