


This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

Send tax notice to:
Western REI, LLC
3360 Davey Allison Boulevard
Hueytown, AL 35023

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20150924000335390 1/6 \$306.50
Shelby Cnty Judge of Probate, AL
09/24/2015 03:10:21 PM FILED/CERT

STATUTORY WARRANTY DEED

Know all men by these presents, that in consideration of Two Hundred Seventy-Seven Thousand Two Hundred and 00/100 Dollars (\$277,200.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, MWT Land, LLC, an Alabama limited liability company located at 3340 Sandhurst Road, Birmingham, Alabama 35223 (the "Grantor"), does hereby grant, bargain, sell and convey unto Western REI, LLC, an Alabama limited liability company located at 3360 Davey Allison Boulevard, Hueytown, Alabama 35023 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

See Exhibit A.

Subject to: easements; encumbrances; restrictions; rights-of-way; covenants; encroachments; set-back lines; restrictions; ad valorem taxes for the current year; and agreements and all other matters of record that are applicable to the above-described real estate.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

The above-described real property is located at: Cambridge Park Drive, Cambridge Park Subdivision, Montevallo, Alabama 35115. The value of this real estate property is \$277,200.00. This value is based upon the \$277,200.00 purchase price in the purchase and sale contract by and between GRANTOR and GRANTEE.

IN WITNESS WHEREOF, MWT Land, LLC, by its President who is authorized to execute this conveyance, has hereto set its signature, this the 2 day of September 2015.


Shelby County, AL 09/24/2015
State of Alabama
Deed Tax: \$277.50

MWT LAND, LLC, an Alabama limited liability company

By: Macon W. Taylor
Macon W. Taylor
Its: President

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


20150924000335390 2/6 \$306.50
Shelby Cnty Judge of Probate, AL
09/24/2015 03:10:21 PM FILED/CERT

I, Jackie Couch, a Notary Public in and for said County, in said State, hereby certify that Macon W. Taylor, whose name as President of MWT Land, LLC, 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, as such President and with fully authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September 2015.

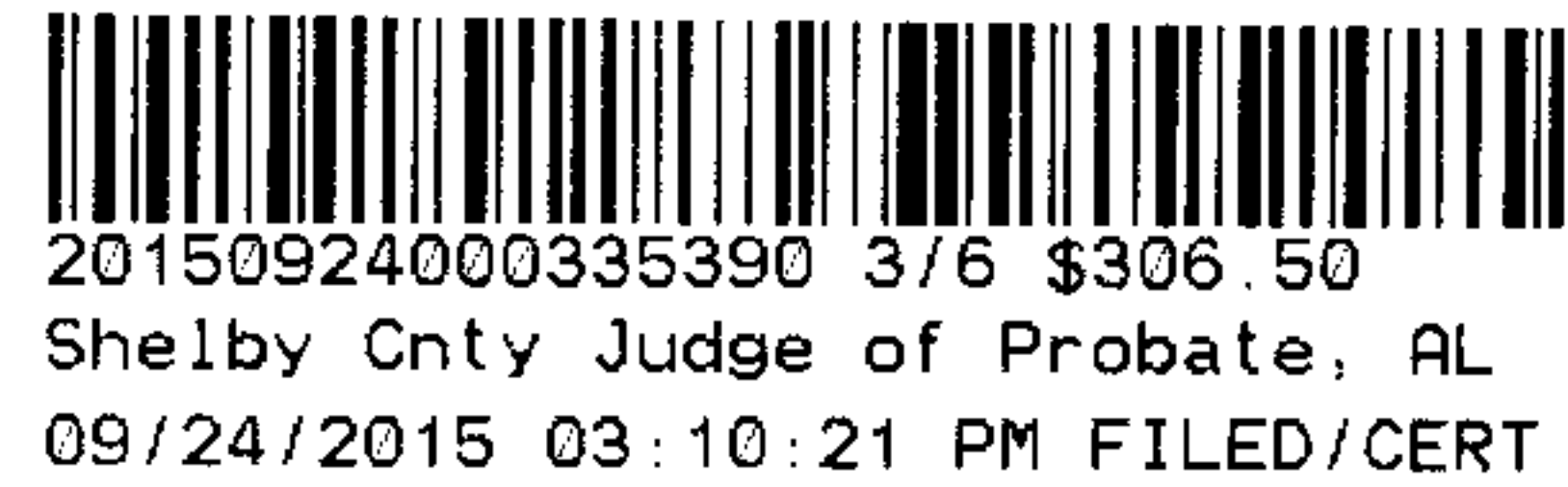
[Notarial Seal]

Jackie Couch
Notary Public
My Commission Expires _____

JACKIE COUCH Notary Public, Alabama State At Large My Commission Expires May 7, 2019

EXHIBIT A

Legal Description



PARCEL I:

Lots 1 through 8, 13, 14, 16, 17, 19 through 24, 26 through 45, 47, 48, 50 through 65, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

TRACT I:

Parcel A

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds from the previous course and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a right interior angle of 102 degrees 42 minutes 57 seconds and run Southwesterly along and with said wire fence for a distance of 347.00 feet to a 1" crimped iron pipe found on the Northeasterly edge of a Right of Way for a public road; thence turn a right interior angle of 64 degrees 04 minutes 34 seconds and run Southeasterly for a distance of 500.16 feet to a $\frac{1}{2}$ inch iron pin found; thence turn a right interior angle of 108 degrees 01 minutes 20 seconds and run Northeasterly for a distance of 225.00 feet to the point of beginning, making a closing right interior angle of 85 degrees 11 minutes 09 seconds.

Parcel B

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds and run Northwesterly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a left interior angle of 77 degrees 17 minutes 03 seconds and run Northeasterly along and with said wire fence for a distance of

327.21 feet to an iron pin found; thence turn a left interior angle of 209 degrees 26 minutes 04 seconds and run Northeasterly for a distance of 151.09 feet to the point of beginning, making a closing left interior angle of 24 degrees 06 minutes 49 seconds.

Utility Easement

The above parcels are subject to a utility easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama.

Also a non-exclusive right of way, described as follows:

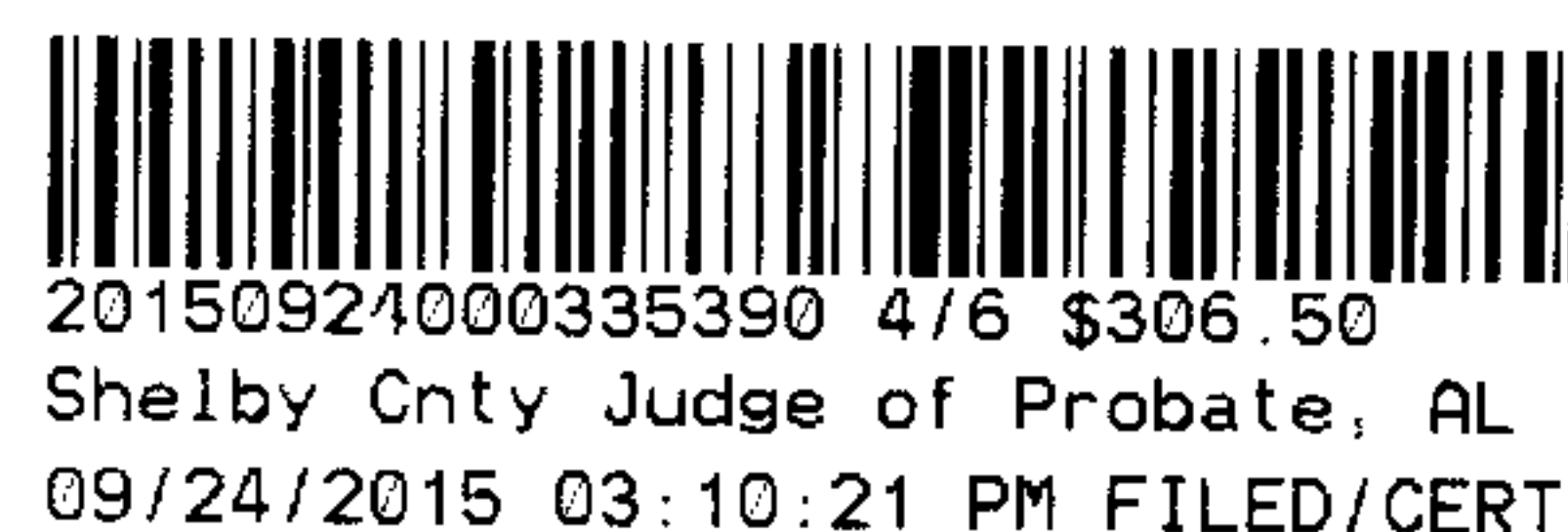
A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwestern most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the point of beginning of a 60' Right of Way; thence continue along last course 286.83 feet to a point on an existing 60' Right of Way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing Right of Way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run Southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the point of beginning.

TRACT II:

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly the West line of said Section 3, 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run Northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 35 seconds right and run Northerly 93.00 feet to a rebar corner and the point of beginning of the parcel being described; thence continue along last described course 192.00 feet to a rebar corner; thence turn 19 degrees 00 minutes 51 seconds right and run Northeasterly 617.93 feet to a rebar corner; thence turn 16 degrees 06 minutes 58 seconds right and run Northeasterly 736.80 feet to a rebar corner; thence turn 29 degrees 26 minutes 04 seconds left and run 151.09 feet to a rebar corner; thence turn 155 degrees 53 minutes 11 seconds right and run 613.10 feet to a rebar corner; thence turn 34 degrees 43 minutes 43 seconds left and run 351.94 feet to a rebar corner; thence turn 91 degrees 32 minutes 12 seconds right and run 417.63 feet to a rebar corner; thence turn 26 degrees 05 minutes 03 seconds right and 949.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:



Parcel A

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds from the previous course and run Northwesternly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a right interior angle of 102 degrees 42 minutes 57 seconds and run Southwesterly along and with said wire fence for a distance of 347.00 feet to a 1" crimped iron pipe found on the Northeasterly edge of a Right of Way for a public road; thence turn a right interior angle of 64 degrees 04 minutes 34 seconds and run Southeasterly for a distance of 500.16 feet to a $\frac{1}{2}$ inch iron pin found; thence turn a right interior angle of 108 degrees 01 minutes 20 seconds and run Northeasterly for a distance of 225.00 feet to the point of beginning, making a closing right interior angle of 85 degrees 11 minutes 09 seconds.

Parcel B

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Northwestern most corner of Lot 8 of Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates First Addition 613.10 feet to break point on Lot 4 of said subdivision and the point of beginning, an iron pin with yellow plastic cap set; thence turn a left interior angle of 49 degrees 10 minutes 04 seconds and run Northwesternly for a distance of 429.43 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap set at the intersection with a wire fence; thence turn a left interior angle of 77 degrees 17 minutes 03 seconds and run Northeasterly along and with said wire fence for a distance of 327.21 feet to an iron pin found; thence turn a left interior angle of 209 degrees 26 minutes 04 seconds and run Northeasterly for a distance of 151.09 feet to the point of beginning, making a closing left interior angle of 24 degrees 06 minutes 49 seconds.

Utility Easement

The above parcels are subject to a utility easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama.

Also a non-exclusive right of way, described as follows:

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwestern most corner of Lot 8 of Canterbury Estates, First Addition, as recorded in Map Book 16, Page 67, in the Office of the Judge of

Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the point of beginning of a 60' Right of Way; thence continue along last course 286.83 feet to a point on an existing 60' Right of Way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing Right of Way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run Southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the point of beginning.

Less and Except:

Lots 1 – 66, (inclusive), Cambridge Park Subdivision as recorded in Map Book 39, Page 12, in the Office of Judge of Probate of Shelby County, Alabama.

Less and except any public roads.

All being situated in Shelby County, Alabama.

