

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Western REI, LLC**  
**3360 Davey Allison Blvd.**  
**Hueytown, AL 35023**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

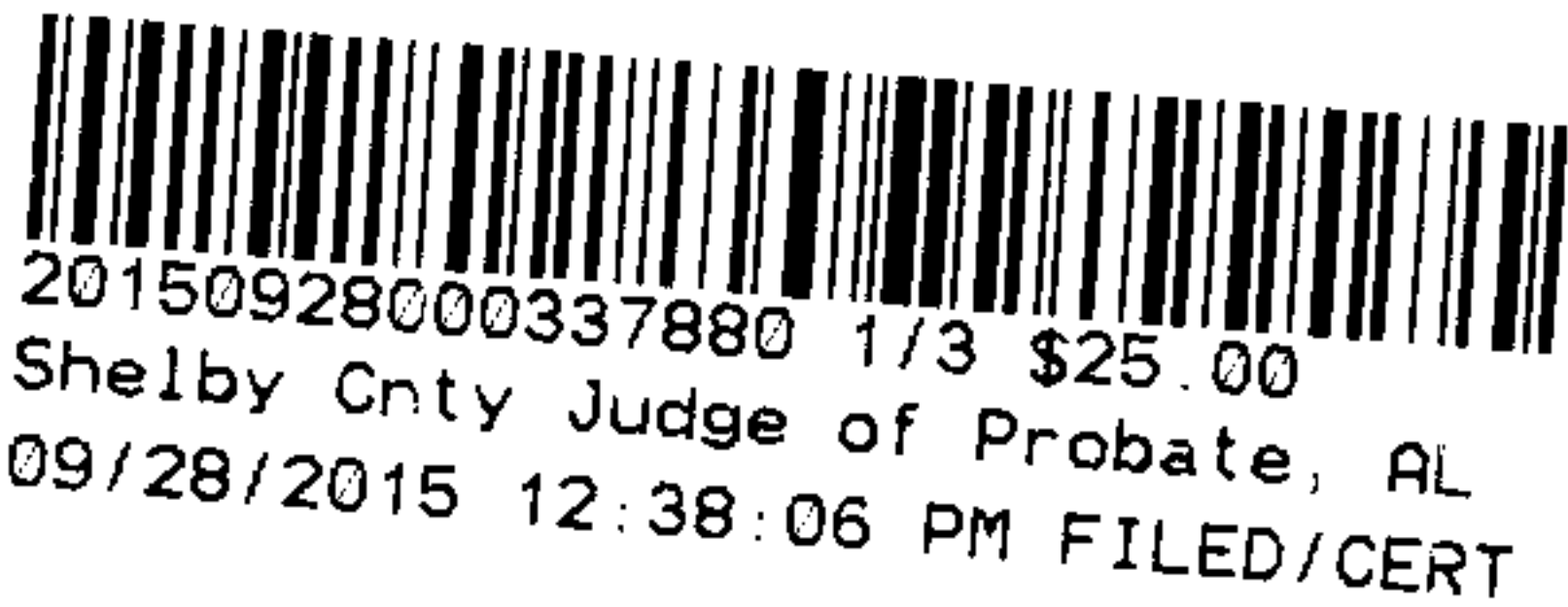
**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Theron O. Cox, a married man (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Western REI, LLC (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***See attached Exhibit A for Legal Description.***

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.




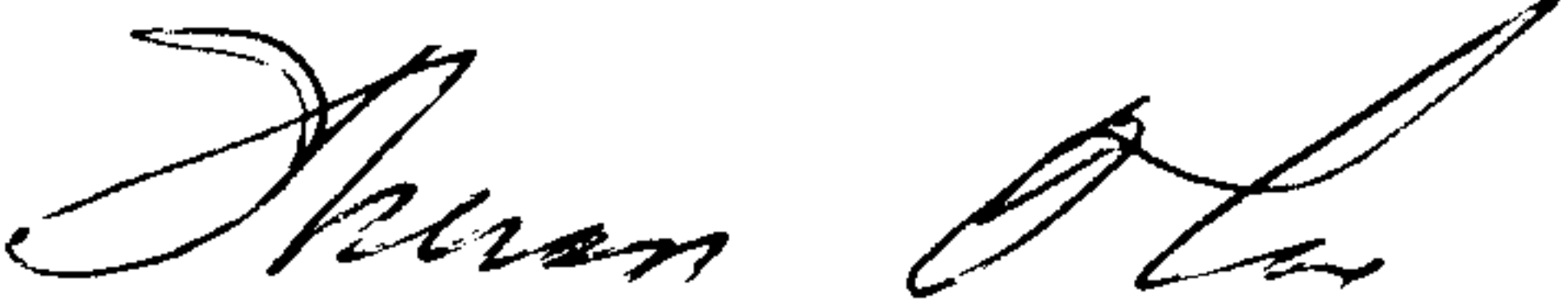
Shelby County, AL 09/28/2015  
State of Alabama  
Deed Tax: \$5.00

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 31<sup>st</sup> day of August, 2015.


  
\_\_\_\_\_

  
\_\_\_\_\_  
**Theron O. Cox**

**STATE OF Maine )**  
**COUNTY OF Cumberland )**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Theron O. Cox***, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2015.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
**ANDREA J. MARTIN**  
**NOTARY PUBLIC, MAINE**  
**MY COMMISSION EXPIRES**  
**APRIL 19, 2017**



## EXHIBIT A – LEGAL DESCRIPTION

Two 60' ingress, egress and utility easements situated in the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:


EASEMENT: Begin at the SW corner of the SE ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence East along the South line of said ¼ - ¼ section to the southwesterly right of way line of Shelby County Hwy 47 and the end of said easement.

EASEMENT B: Begin at the SW corner of the SE ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence West along the South line of the SW ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East for a distance of 80' to the END of said easement.

ALSO CONVEYED IS A 25' ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A 25' access easement shown on survey of Solid Civil Design described as follows: A parcel of land located in the West ½ of the West 1/2 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, being a 25 foot access easement along an existing dirt road, being more particularly described as: Begin at the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 34, Township 24 North, Range 15 East, said point being a ¼ inch rebar, said point being the Point of Beginning; thence South 89 degrees 09 minutes 45 seconds West along the North line of said Section 34 for 56.54 feet; thence leaving said North section line, South 62 degrees 55 minutes 18 seconds West for 92.76 feet; thence South 89 degrees 30 minutes 56 seconds West for 330.95 feet; thence South 39 degrees 59 minutes 44 seconds West for 319.68 feet; thence North 66 degrees 37 minutes 13 seconds West for 219.45 feet; thence North 63 degrees 53 minutes 55 seconds West for 348.01 feet; thence North 31 degrees 18 minutes 39 seconds West for 20.73 feet to the North section line of said section; thence along said North section line, South 87 degrees 40 minutes 58 seconds West for 28.58 feet; thence, leaving said North section line, South 31 degrees 18 minutes 39 seconds East for 41.89 feet; thence South 63 degrees 54 minutes 11 seconds East for 356.51 feet; thence South 66 degrees 37 minutes 13 seconds East for 238.08 feet; thence North 39 degrees 59 minutes 44 seconds East for 326.78 feet; thence North 89 degrees 30 minutes 56 seconds East for 325.33 feet; thence North 62 degrees 55 minutes 18 seconds East for 149.38 feet to the said Point of beginning.

Also conveyed herein by Theron O. Cox is the reserved easement in Instrument No. 2013112200045898 and Instrument No. 2013112100045663.

  
20150928000337880 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/28/2015 12:38:06 PM FILED/CERT



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Theron O. Cox  
 Mailing Address PO Box 314  
Shelby AL 35143  
 Property Address Vacant land  
Shelby AL

Grantee's Name Western REI  
 Mailing Address 3360 Davey Allison Blvd  
Hueytown AL 35023  
 Date of Sale 8-31-2015  
 Total Purchase Price \_\_\_\_\_  
 or  
 Actual Value \$5000.00  
 or  
 Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/31/15

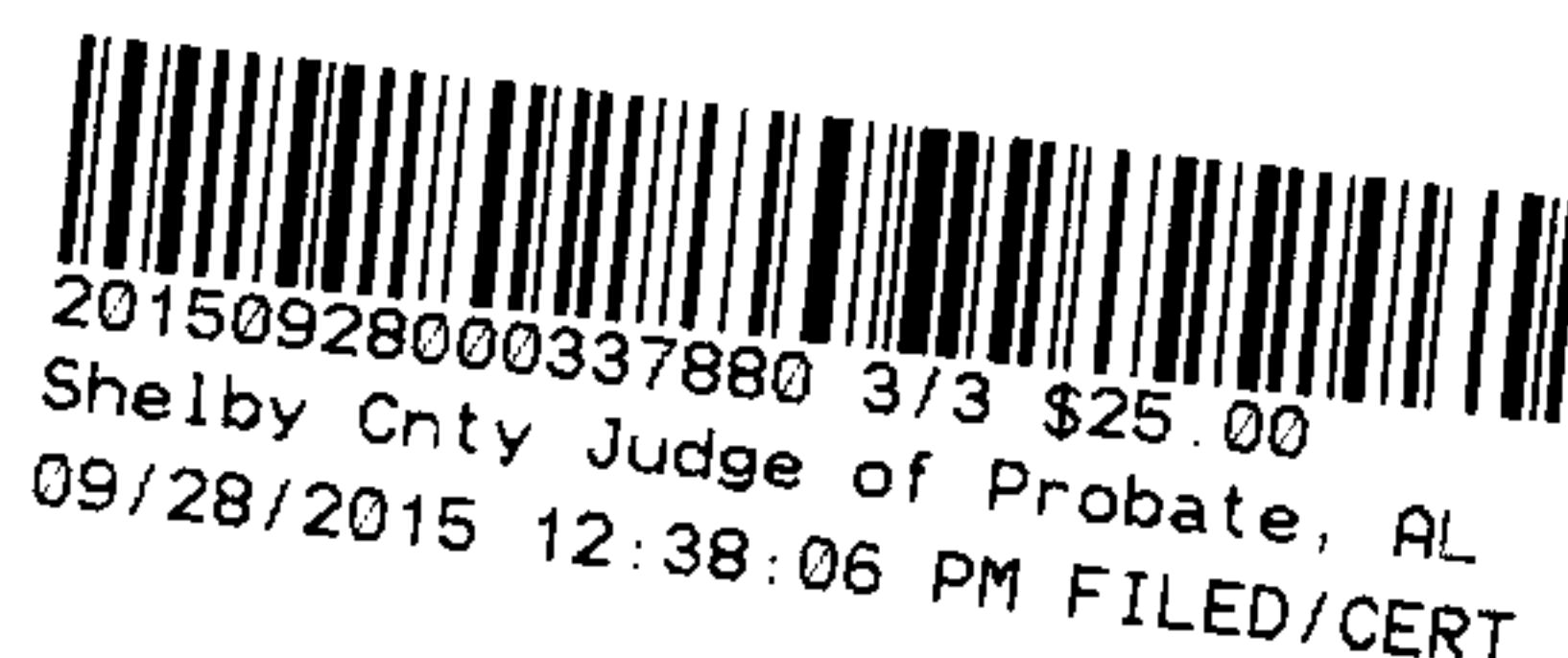
Print Mike T. Atchison

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1