

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Sidney W. Smyer, Jr.

2780 Smyer Circle

Birmingham, AL 35216

(Acreage in Shelby County)

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100 ----- (\$100,000.00) Dollars
As evidenced by closing statement
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Sidney W. Smyer, III, an unmarried man
(Whose address is 904 Grandview St., Irondale, AL 35210)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Sidney W. Smyer, Jr.
(Whose address is 2780 Smyer Circle, Birmingham, AL 35216)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

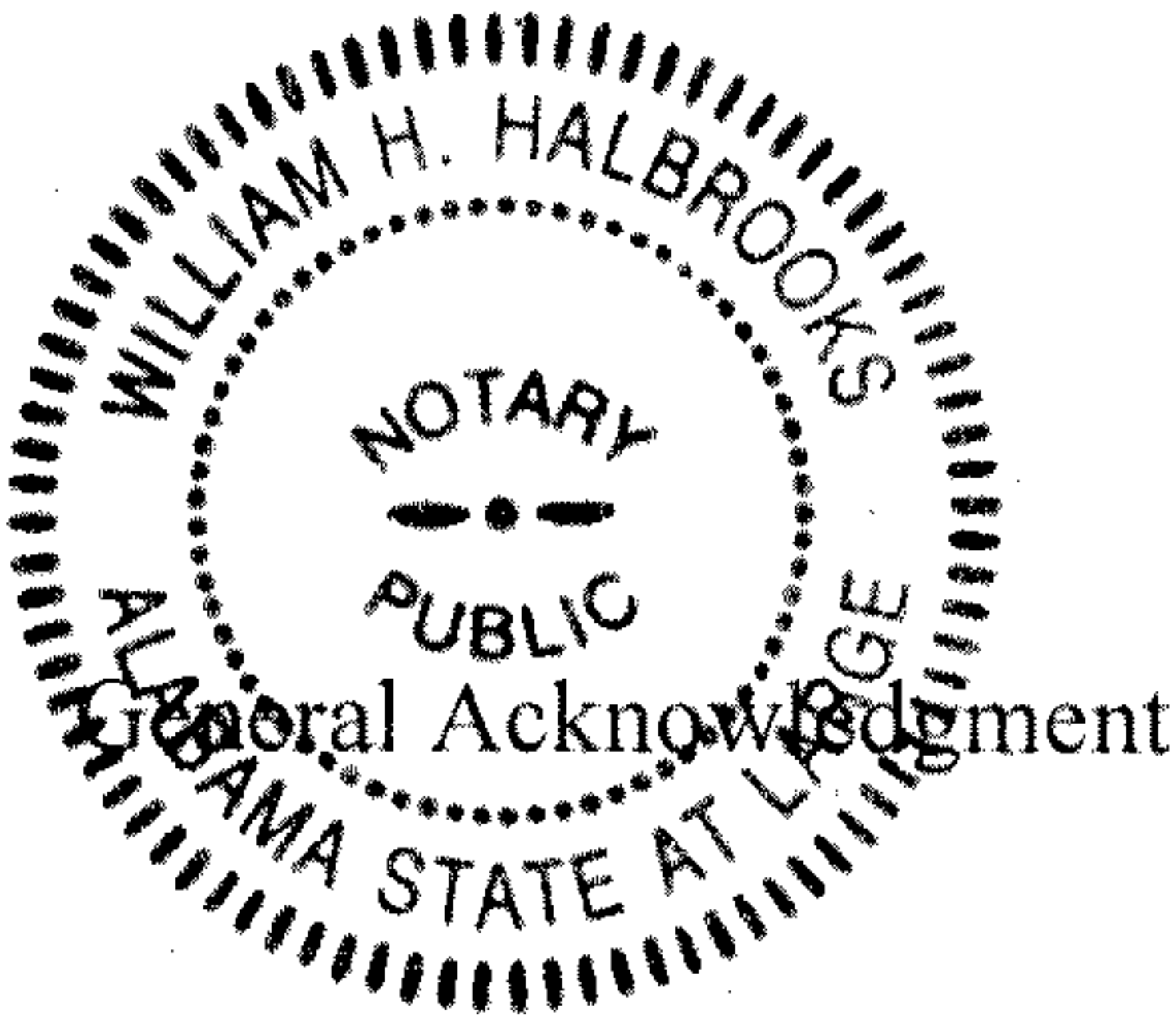
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 14th
day of September, 2015.

Sidney W. Smyer, III (Seal) _____ (Seal)
Sidney W. Smyer, III

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sidney W. Smyer, III whose name(s) is/are signed to the foregoing conveyance, and
who is/are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 14th day of September, A.D., 2015.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public

Exhibit "A"

Attached Legal Description

LEGAL DESCRIPTION

A tract of land situated in the Northwest 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 15 minutes 11 minutes East along the north line of said 1/4-1/4 section for 751.28 feet; thence run South 00 degrees 06 minutes 32 seconds West for 455.21 feet; thence run South 56 degrees 24 minutes 46 minutes West for 1117.15 feet; thence run North 43 degrees 52 minutes 49 seconds west for 641.54 feet; thence run north 46 degrees 07 minutes 11 seconds East for 867.07 feet to the point of beginning.

Together with and subject to any rights, privileges, obligations and limitations as created by Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #2014-17890.

Together with and subject to any rights, privileges, obligations and limitations as created by Grant of Easement dated August 10th 2015 recorded in Instrument 20150819000289410.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2015 09:26:18 AM
\$117.00 CHERRY
20150930000341040

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.