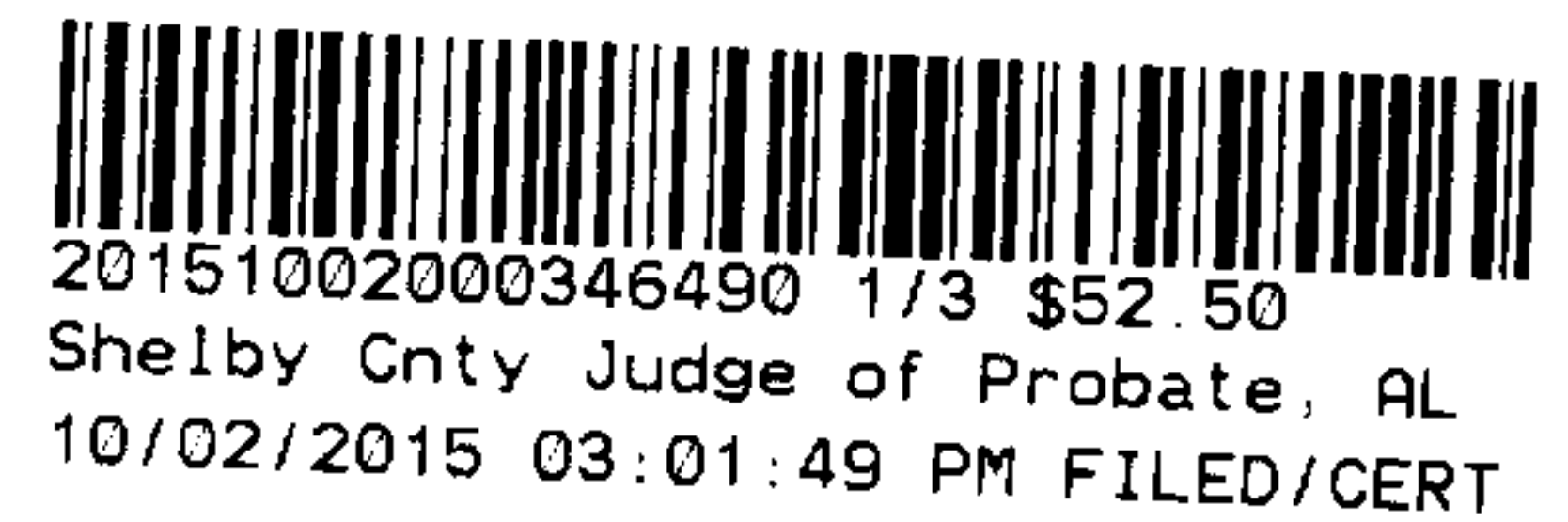


**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**Post Office Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**David Kellis**  
**3179 Lee Street**  
**Pelham, AL 35124**

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



**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of One Hundred Fifteen Thousand and No/100 Dollars and other good and valuable consideration, to the undersigned, Venture Developers, LLC, an Alabama limited liability company ("Grantor"), in hand paid by David Kellis ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, subject to the exceptions set forth below, the following described real estate, situated in Shelby County, Alabama (the "Property"), to-wit:

**Lot 2, according to the Survey of Pelham Retail Group Subdivision, as recorded in Map Book 38, Page 105, in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive right to use the Access Easements, as defined in that certain Declaration of Covenants Conditions and Restrictions and Declaration of Easements, dated June 6, 2007, recorded as Instrument 20070606000263300 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:** (1) Current taxes; (2) Pipeline Easement recorded in Deed Book 145, Page 430, in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 170, Page 263, Deed Book 288, Page 559, Deed Book 587, Page 516, Deed Book 101, Page 517 and Shelby Real 142, Page 171 in the Probate Office of Shelby County, Alabama; (4) Right of Way to Shelby County, Alabama, recorded in Deed Book 101, Page 249, and Deed Book 101, Page 263, in the Probate Office of Shelby County, Alabama; (5) Declaration of Covenants, Conditions, Restrictions and Easements as recorded in Instrument 20070606000263300 in the Probate Office of Shelby County, Alabama; (6) Easements as shown by recorded map; (7) Restrictions as shown by recorded map.

**TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 30<sup>th</sup> day of September, 2015.

Anne P. Marshall  
Witness

**Venture Developers, LLC,**  
an Alabama limited liability company

By: [Signature]  
Michael L. Wood, as its Manager

STATE OF ALABAMA        )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Manager of Venture Developers, LLC, an Alabama limited liability company, 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, in his capacity as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 30<sup>th</sup> day of September, 2015.

[Signature]  
Notary Public

My Commission Expires: 07/14/2019

Real Estate Sales Validation Form

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

Grantor's Name:
Venture Developers, LLC
Mailing Address:

111-A Owens Parkway
Birmingham, AL 35244

Property Address:
Lot 2, Pelham Retail Group Subdivision
Pelham, Shelby County, Alabama
Pelham, Alabama 35124

Grantee's Name:
David Kellis
Mailing Address:

3179 Lee Street
Pelham, AL 35124

Date of Sale: September 30, 2015

Total Purchase Price : \$115,000.00
or Actual Value 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 XX
Other

Appraisal
Closing Statement

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 applicable.

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 or the assessor's current market value.

If no proof is provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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 Section 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 Section 40-22-1 (h).

Date: September 30, 2015

Venture Developers, LLC
By: [Signature]
Michael L. Wood, as its Manager
(verified by Grantor)

