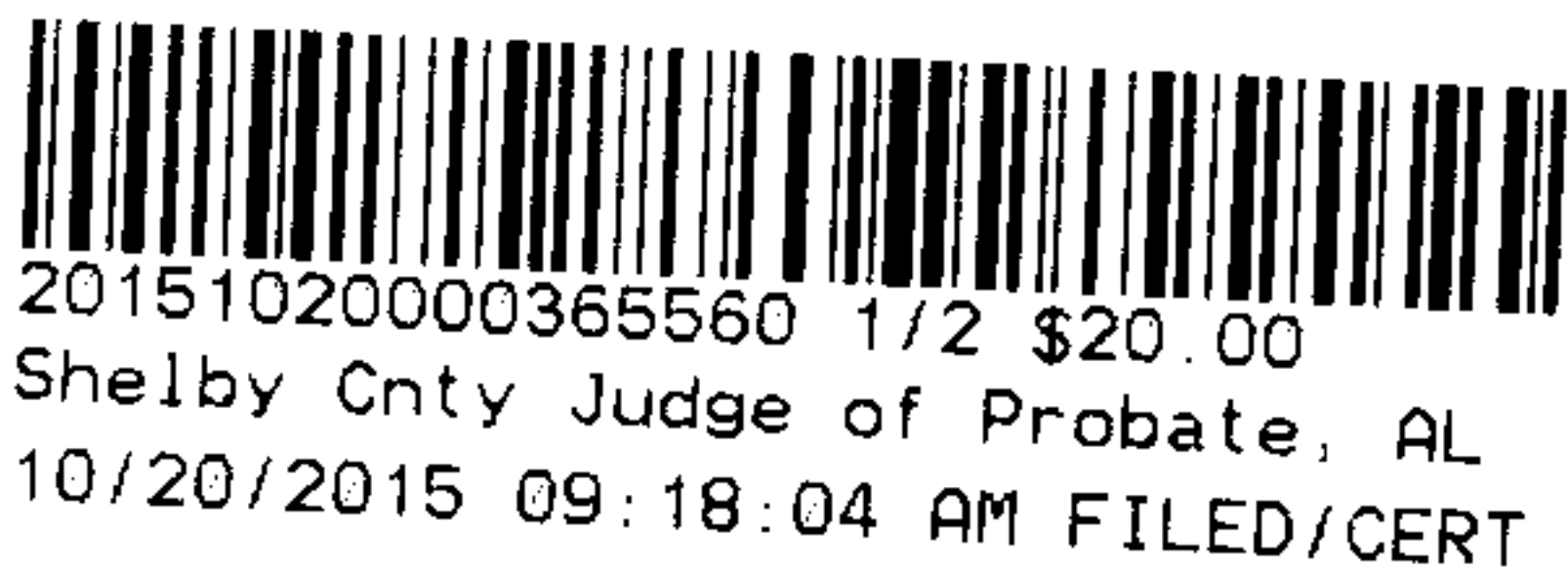


This instrument prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway
Suite 2300
Birmingham, AL 35216
File # 2015-10-4859
Documentary Evidence: Sales Contract

Send tax notice to:
Charles F. Lutz, Jr.
1692 Landview Road
Montevallo, AL 35115



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundres Sixty-Five Thousand and 00/100 Dollars (\$165,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, I, **Sarah A. Falkner, a single individual**, whose address is 1224 2nd Avenue SW, Alabaster, AL 35007, (hereinafter referred to as “Grantor”) does by these presents, grant, bargain, sell and convey unto **Charles F. Lutz, Jr.** (hereinafter referred to as “Grantees”) the following described real estate situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

Property Address: 1224 2nd Avenue SW, Alabaster, Alabama 35007

\$162,011.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Sarah A. Falkner is the surviving grantee of that certain deed recorded in Instrument 1998-32429 in the Probate Office of Shelby County, Alabama; the other grantee, Cecil R. Falkner, having died on or about January 26, 2012.

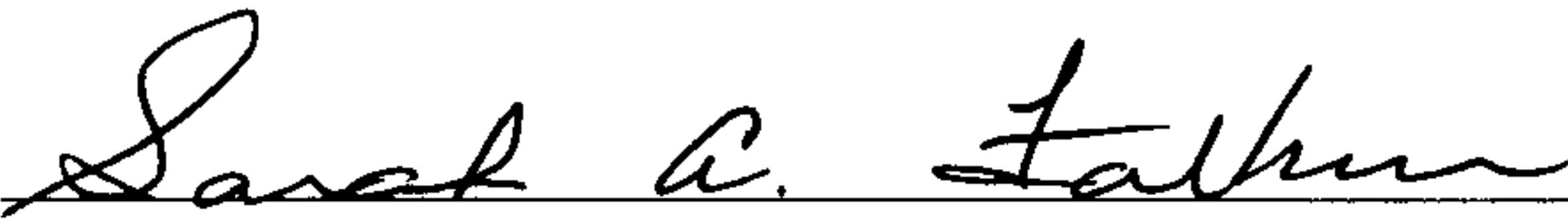
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns, forever.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature and seal this **16th day of October, 2015**.

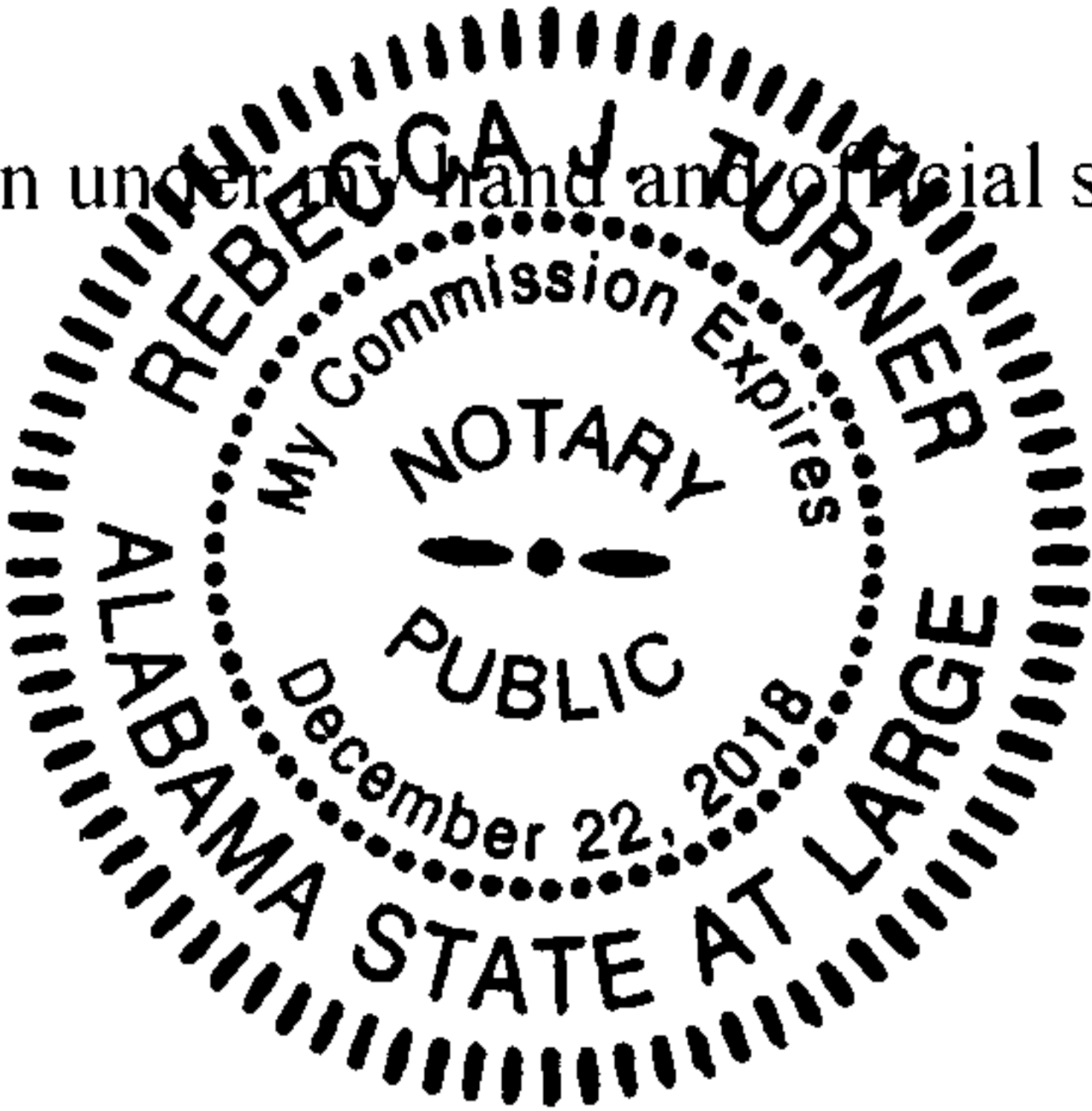
Shelby County, AL 10/20/2015
State of Alabama
Deed Tax: \$3.00

 (Seal)
Sarah A. Falkner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Sarah A. Falkner**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **16th day of October, 2015**.




Notary Public: Rebecca J. Turner
Commission Expires: 12/22/2018

Exhibit A

20151020000365560 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/20/2015 09:18:04 AM FILED/CERT

A Parcel of land situated in the NW 1/4 of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SE Corner of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West; thence run West along the South line of said 1/4-1/4 Section a distance of 682.94 feet; thence turn 88 deg. 38 min. 07 sec. to the left and run southerly a distance of 115.81 feet to the northerly right of way line of Shelby County Highway #22; thence turn an angle of 91 deg. 27 min. 08 sec. to the right and run Westerly along said right of way a distance of 20.00 feet; thence turn 91 deg. 35 min. 22 sec. to the right and run northerly a distance of 50.54 feet; thence turn 29 deg. 12 min. 05 sec. to the left and run northwesterly, a distance of 70.93 feet to the South line of said 1/4-1/4; thence turn 65 deg. 12 min. 16 sec. to the left and run West along said South line, a distance of 604.39 feet to the Southwest corner of said 1/4-1/4 section; thence turn 90 deg. 26 min. 33 sec. to the right and run North along the West line of said 1/4-1/4 section a distance of 499.94 feet; thence turn 89 deg. 32 min. 49 sec. to the right and run East a distance of 1342.51 feet to the East line of said 1/4-1/4 section; thence turn 91 deg. 12 min. 19 sec. to the right and run South along said East line a distance of 500.29 feet to the Point of Beginning.

Also, an ingress and egress easement being 20.0 feet in width with the centerline of said easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 4 West; thence run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 722.88 feet to the point of beginning of said centerline of 20.0 foot ingress and egress easement; thence turn an angle of 120 deg. 58 min. 53 sec. to the left and run a distance of 14.83 feet; thence turn an angle of 7 deg. 52 min. 20 sec. to the right and run a distance of 45.12 feet; thence turn an angle of 17 deg. 05 min. 56 sec. to the right and run a distance of 47.74 feet; thence turn an angle of 18 deg. 15 min. 20 sec. to the right and run a distance of 13.8 feet to the Northerly right of way line of Shelby County Highway #22 and the end of said easement.