

IN WITNESS WHEREOF, the undersigned Grantors have caused this instrument to be duly executed on this 10 day of Nov, 2015.

GRANTORS:


DAVID CHAMPION

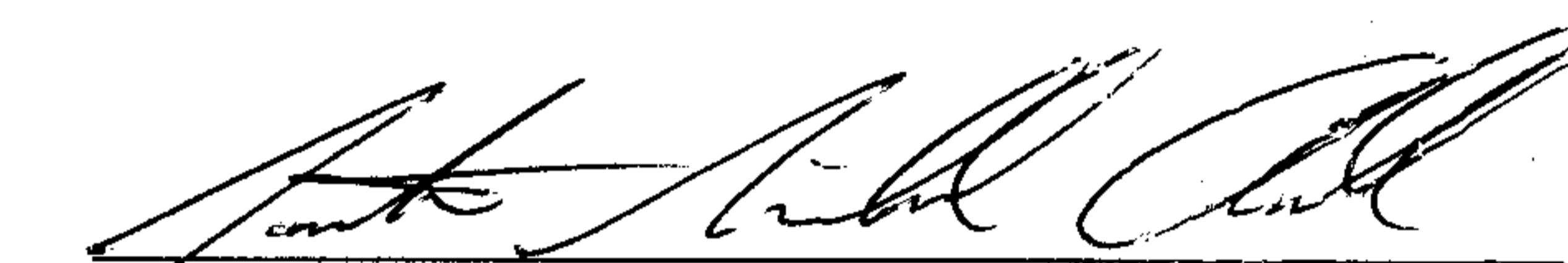
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID CHAMPION, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 10th day of ^{November}~~December~~, 2015.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: 6/30/18



20151113000394030 2/5 \$71.00
Shelby Cnty Judge of Probate, AL
11/13/2015 12:26:35 PM FILED/CERT

EXHIBIT A

Legal Description

Commence at a 1" open top pipe in place being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 48° 14' 02" West for a distance of 210.61 feet to a 4" x 4" monument in place; thence proceed South 00° 07' 42" East for a distance of 419.32 feet (set ½" rebar); thence proceed North 88° 59' 58" East for a distance of 448.41 feet (set ½" rebar); thence proceed North 00° 08' 44" East for a distance of 413.32 feet to a ½" rebar in place; thence proceed North 89° 39' 13" West for a distance of 124.14 feet to a ½" rebar in place; thence proceed North 09° 37' 58" West for a distance of 70.51 feet to a ½" rebar in place; thence proceed North 09° 02' 30" West for a distance of 44.55 feet to a ½" rebar in place; thence proceed North 00° 22' 19" West for a distance of 34.41 feet to a ½" rebar in place; thence proceed North 10° 51' 02" East for a distance of 61.94 feet to a ½" rebar in place; thence proceed North 05° 28' 51" East for a distance of 70.50 feet to a ½" rebar in place; thence proceed North 46° 49' 47" East for a distance of 118.06 feet to a ½" rebar in place, said point being located on the Westerly right-of-way of Shelby County Road No. 447; thence proceed North 35° 17' 51" West along the Westerly right-of-way of said road for a distance of 51.26 feet to a ½" rebar in place; thence proceed North 89° 37' 33" West for a distance of 226.19 feet to a 1" open top pipe in place, said point being located on the West boundary of said quarter-quarter section; thence proceed South 00° 15' 56" East along the West boundary of said quarter-quarter section for a distance of 265.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama and contains 6.2 acres.




20151113000394030 3/5 \$71.00
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EXHIBIT B

1. Liens for all real estate taxes and assessments for the year 2016 and all subsequent years, which are not yet due and payable.


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Real Estate Sales Validation Form

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

Grantor's Name DAVID CHAMPION
Mailing Address 324 HWY 338
CHELSEA, AL 35043

Grantee's Name VGD, LLC
Mailing Address 152 JASMINE HILL RD
INDIAN SPRINGS, AL 35124

Property Address 515 PALMER LANE
COLUMBIANA, AL 35455

Date of Sale 11/10/15
Total Purchase Price \$ 45,000.00



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Actual Value \$

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 or 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 11/10/15

Print CHRIS BEARD, Member

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one