

THIS INSTRUMENT PREPARED BY:
TITLE NOT EXAMINED OR REVIEWED

SEND TAX NOTICE TO:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$10.00

Riverwoods Properties, LLC
123 Riverwoods Parkway
Helena, AL 35080

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20151203000413130 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/03/2015 01:16:24 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this “Deed”) is executed and delivered on this ____ day of November, 2015 by **DERRICK A. MILLER** and wife, **KAREN R. MILLER** (collectively, “Grantors”) in favor of **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand and No/100 Dollars (\$10,000.00), in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the “Property”) situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the “Permitted Exceptions”):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation the Declaration.
3. Mining and mineral rights not owned by Grantor.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. All matters which a current and accurate survey and a physical inspection of the Lot would reveal; and
6. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting any of the Lot;

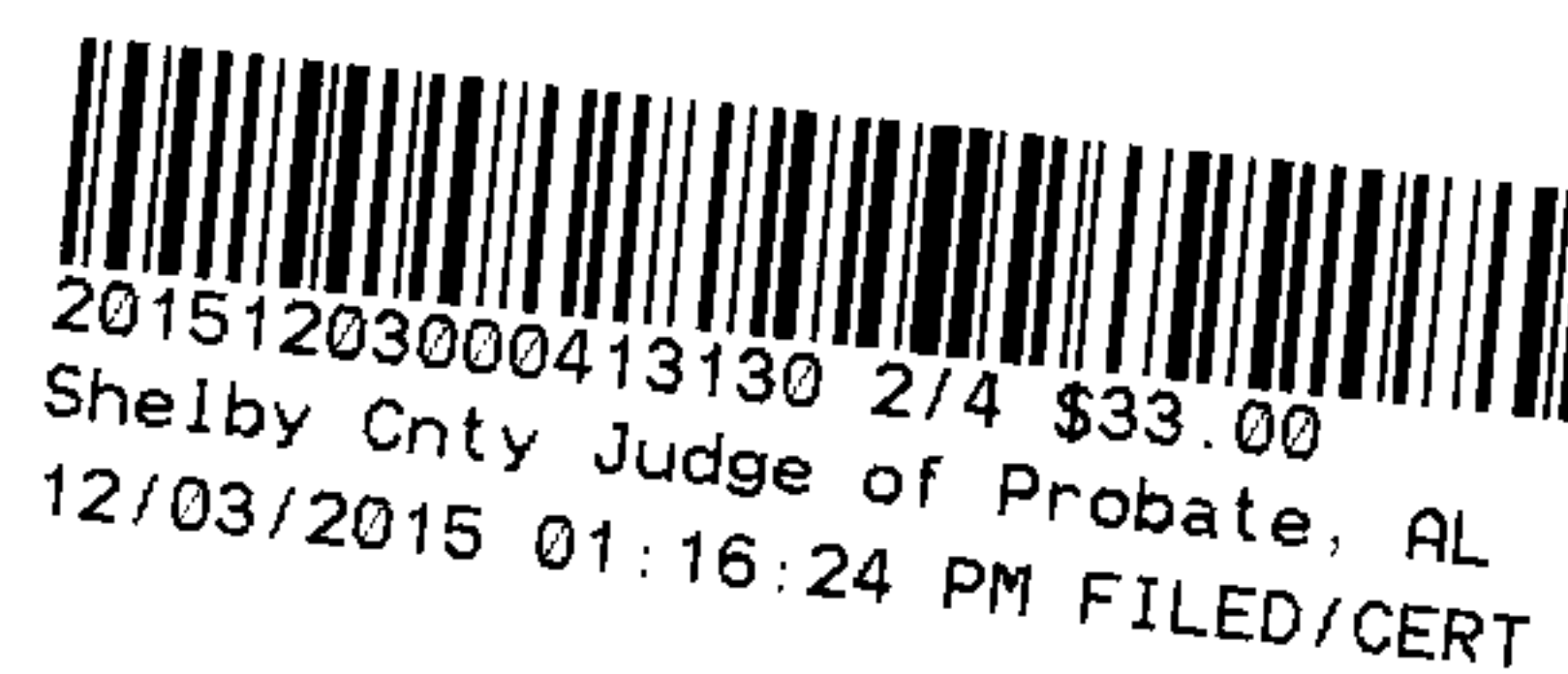
Exhibit A

Legal Description of Property

A part of Lot 754, Riverwoods Seventh Sector – Phase II, as recorded in Map Book 36, Page 102 in the Probate Office of Shelby County, Alabama, being situated in the S.W. 1/4 of the S.W. 1/4 of Section 9, Township 20 South, Range 3 West and being more particularly described as follows:

Begin at the Southwest corner of Lot 754 of the aforementioned Riverwoods Seventh Sector – Phase II, said corner lying on the West line of the S.W. 1/4 of the S.W. 1/4 of Section 9, Township 20 South, Range 3 West; thence from the South line of said Lot 754 turn an interior angle of 87°38'04" to the left and run in a Northeasterly direction a distance of 387.49 feet to a point; thence turn an interior angle to the right of 152°15'25" and run in a Northwesterly direction a distance of 142.4 feet, more or less, to the South bank of the Cahaba River; thence in a Westerly direction along the South bank of the Cahaba River a distance of 100.0 feet, more or less, to its intersection with the West line of the S.W. 1/4 of the S.W. 1/4 of said Section 9, said point being the Northwest corner of said Lot 754; thence in a Southerly direction along the West line of said Lot 754 and said 1/4-1/4 section line a distance of 497 feet, more or less, to the Point of Beginning.

Containing 37,605 square feet, more or less.



TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form RT-1:

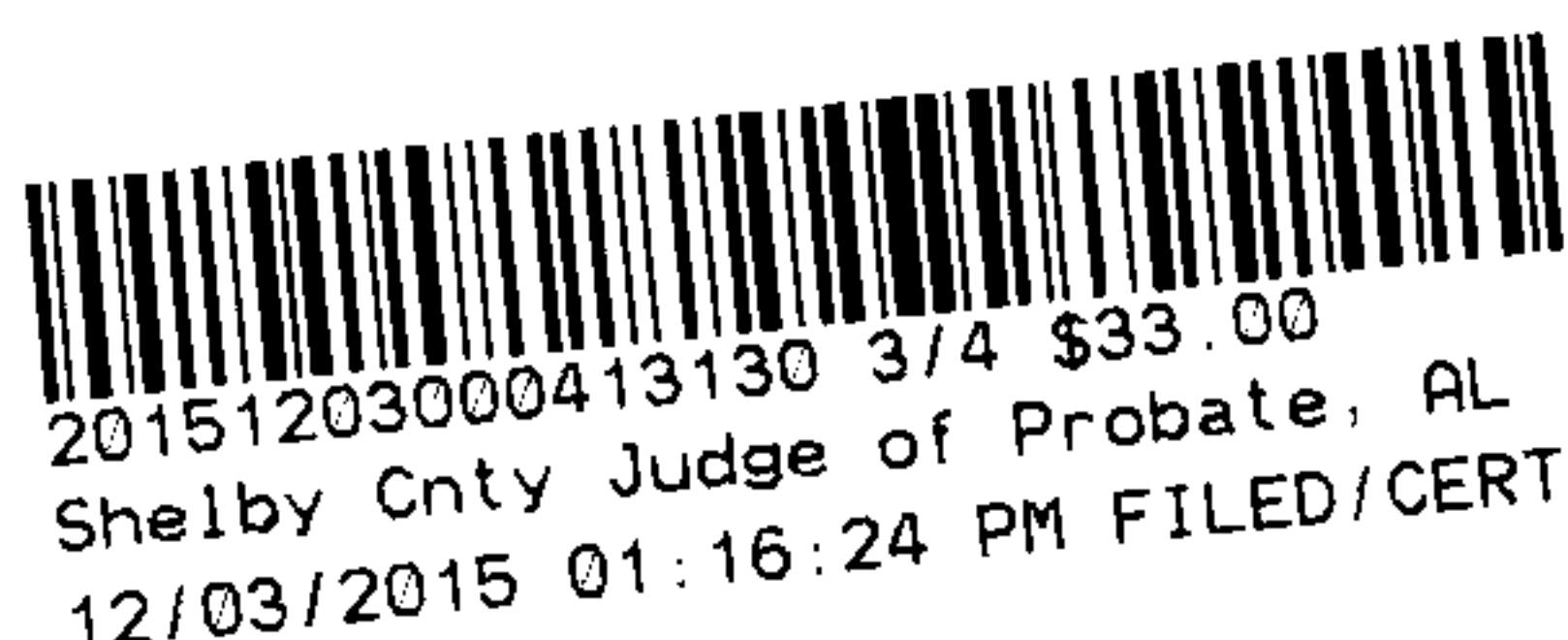
Grantor's Name and Address:
Derrick A. Miller and wife, Karen R. Miller
4112 Old Cahaba Parkway
Helena, AL 35080

Grantees' Name and Address:
Riverwoods Properties, LLC
123 Riverwoods Parkway
Helena, Alabama 35080

Property Address: None; see Exhibit A
Date of Sale: November __, 2015

Total Cash Consideration Paid: \$10,000.00
The Purchase Price can be verified in the Sales Contract.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.



Derrick A. Miller
Derrick A. Miller

Karen R. Miller
Karen R. Miller

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that DERRICK A. MILLER and wife, KAREN R. MILLER whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November 2015.

Mary T. Walter
Notary Public
My commission expires: 11-13-17

[NOTARIAL SEAL]

