

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Two Mountains, LLC
1500 Resource Drive
Birmingham, AL 35242
20151222000436560
12/22/2015 03:49:44 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$135,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Steve P. Himic and Lisa B. Himic, by Steve P. Himic, her Attorney-in-Fact, whose mailing address is 3227 Heathrow Downs 31286 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Two Mountains, LLC, whose mailing address is 1500 Resource Drive, B'ham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is metes and bounds, Chelsea, AL ; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

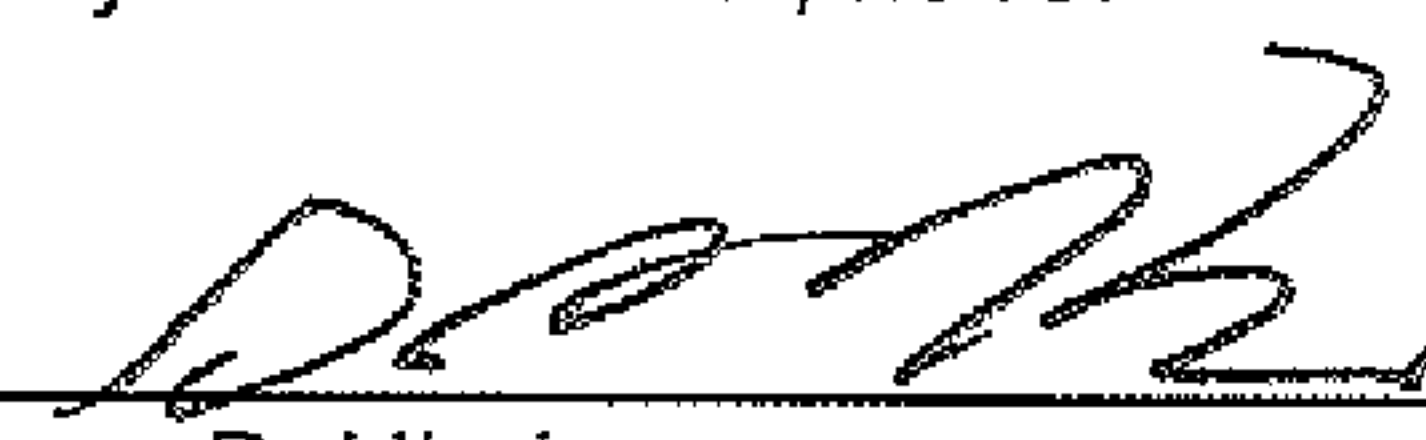
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

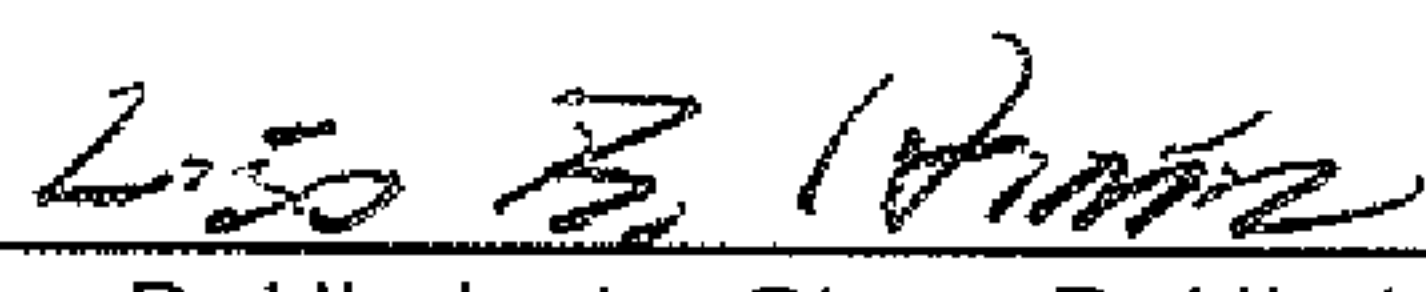
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a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

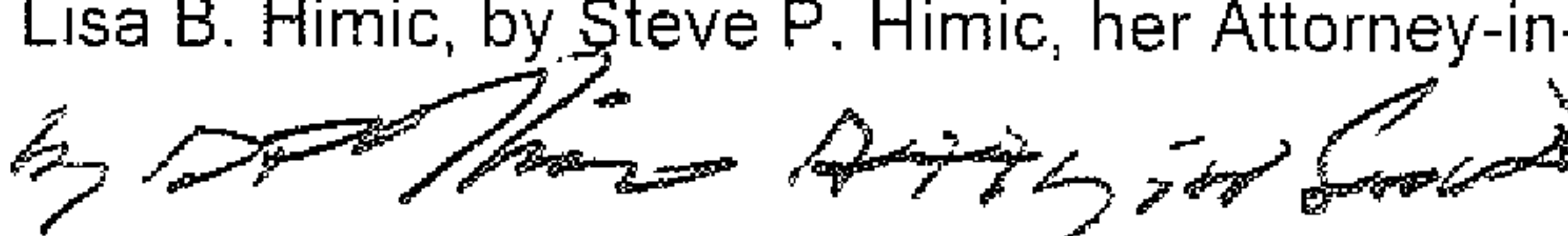
Note: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Steve P. Himic and Lisa B. Himic, by Steve P. Himic, her Attorney-in-Fact has/have hereunto set his/her/their hand(s) and seal(s) , this 11th day of December, 2015.



Steve P. Himic



Lisa B. Himic, by Steve P. Himic, her Attorney-in-Fact


State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Steve P. Himic individually and whose name as Attorney in Fact for Lisa B. Himic 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 said instrument, he, in his capacity as such Attorney in Fact, and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of December, 2015.



Notary Public
Commission Expires: 10/31/2016

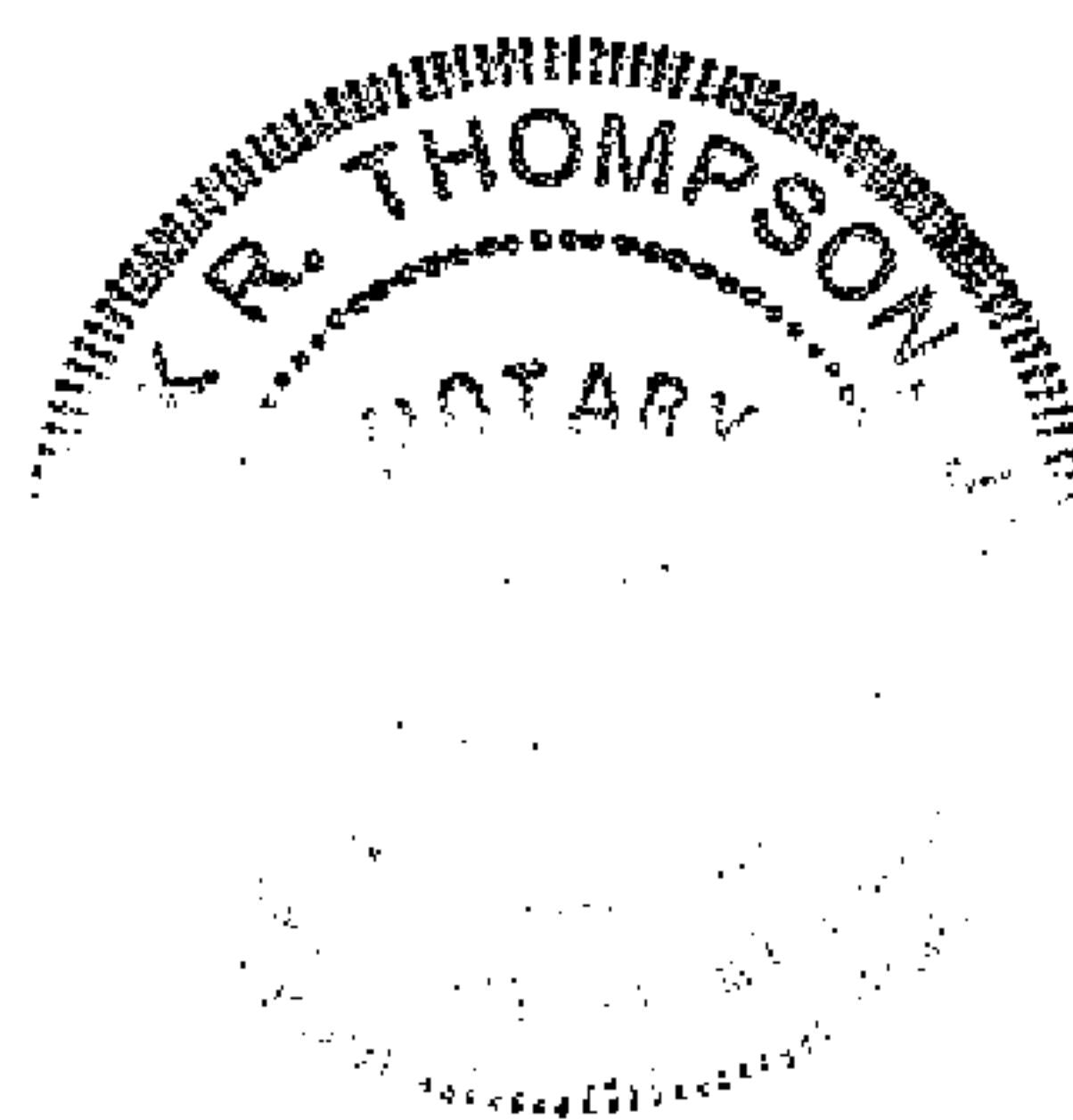
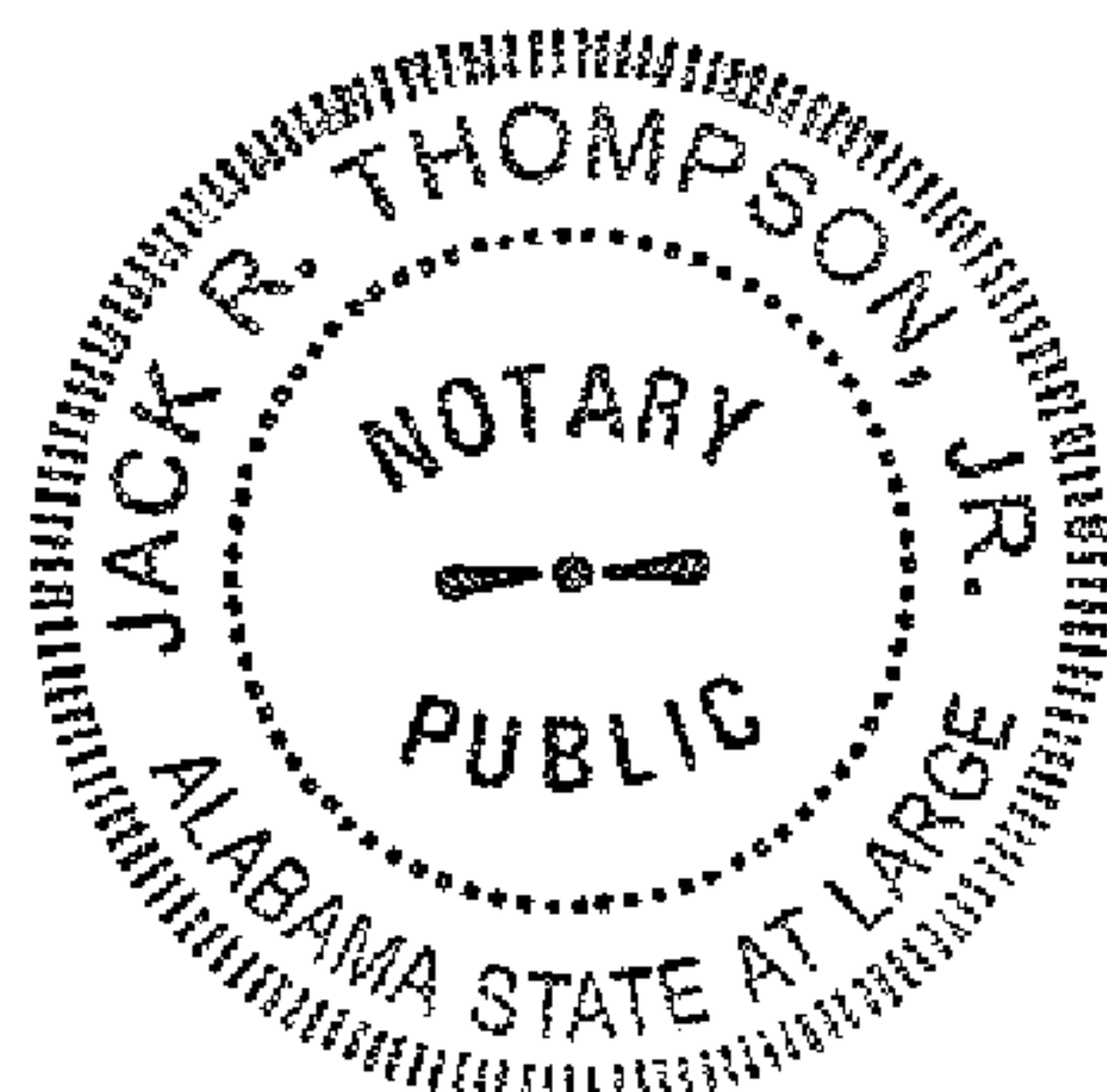


EXHIBIT "A"
Legal Description

Parcel 1:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed N88°49'28"W along the North boundary of said 1/4-1/4 section for a distance of 381.41 feet to a 1/2" rebar in place; thence proceed S01°33'43"W for a distance of 1046.99 feet; thence proceed N70°51'33"E for a distance of 444.89 feet to a point on the East boundary of said 1/4-1/4 section; thence proceed N00°40'08"W along the East boundary of said 1/4-1/4 section for a distance of 892.96 feet to the Point of Beginning. Situated in the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

Parcel 2:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, proceed N88°49'28"W along the North boundary of said 1/4-1/4 section for a distance of 381.41 feet to a 1/2" rebar in place; thence proceed S01°33'43"W for a distance of 1046.99 feet, said point being the Point of Beginning. From this Beginning Point proceed N70°51'33"E for a distance of 444.89 feet to a point on the East boundary of said 1/4-1/4 section; thence proceed S00°40'08"E for a distance of 493.05 feet to the SE corner of the SE 1/4 of the NE 1/4 of Section 1; thence proceed S89°36'55"W along the South boundary of said 1/4-1/4 section for a distance of 432.43 feet; thence proceed N01°33'43"E for a distance of 78.63 feet to a 1" crimp top pipe in place; thence continue N01°33'43"E for a distance of 271.56 feet to the Point of Beginning. Situated in the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/22/2015 03:49:44 PM
\$152.00 CHERRY
20151222000436560

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.