

This instrument was prepared by:  
Jason E. Spinks  
3360 Davey Allison Blvd  
Hueytown, Al 35023

Send Tax Notice to: Mallard Landing Development, llc  
3360 Davey Allison Blvd  
Hueytown, Al 35023

### WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of TWO MILLION TWO HUNDRED THOUSAND DOLLARS and 00/100 (\$2,200,000.00), Western REI, llc, (an Alabama Limited Liability Company herein referred to as Grantor), do by these presents, grant, bargain, and convey unto Mallard Landing Development, llc, ( an Alabama Limited Liability Company herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, more particularly described below as:

See attached exhibit "A"

Subject to:

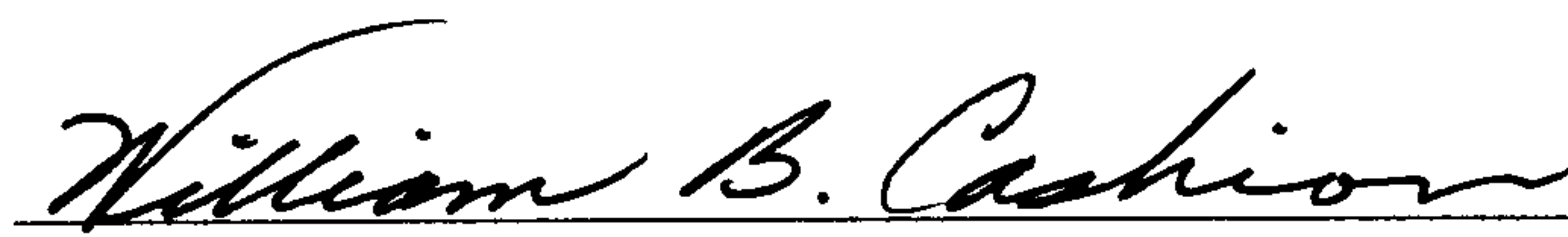
1. All items of record
2. Advalorem taxes for the current year which Grantee herein assume and agree to pay;
3. Restrictions appearing of record in Record Map;


Note: This property does constitute the homestead of the grantor.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 22nd day of December, 2015.

  
\_\_\_\_\_  
Western REI, llc  
GRANTOR

  
20151228000440570 1/4 \$2223.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 04:17:50 PM FILED/CERT


Shelby County, AL 12/28/2015  
State of Alabama  
Deed Tax: \$2200.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Cashion personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 22<sup>ND</sup> day of December, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires 6/15/19  
AFFIX SEAL

STATE OF ALABAMA  
COUNTY OF JEFFERSON




## **EXHIBIT "A"**

### **MALLARD LANDING PHASE I**

Commence at the Northwest corner of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; with said corner being the point of beginning.

From said point of beginning proceed South  $88^{\circ} 34' 52''$  East along the northern property line for a distance of 580.79 feet to a point; Thence proceed along a line South  $3^{\circ} 11' 35''$  West for a distance of 456.99 feet to a point; Thence proceed along a line South  $16^{\circ} 37' 15''$  West for a distance of 135.35 feet to a point; Thence proceed along a line South  $21^{\circ} 13' 10''$  West for a distance of 407.86 feet to a point; Thence proceed along a line South  $34^{\circ} 06' 59''$  East for a distance of 214.65 feet to a point; Thence proceed along a line South  $41^{\circ} 23' 15''$  East for a distance of 216.25 feet to a point; Thence proceed along a line South  $32^{\circ} 44' 01''$  East for a distance of 153.33 feet to a point; Thence proceed along a line South  $24^{\circ} 08' 35''$  East for a distance of 243.05 feet to a point; Thence proceed along a line South  $06^{\circ} 15' 49''$  East for a distance of 80.11 feet to a point; Thence proceed along a line South  $05^{\circ} 26' 46''$  West for a distance of 163.41 feet to a point; thence proceed along a line South  $44^{\circ} 50' 29''$  West for a distance of 105.69 feet to a point; Thence proceed along a line South  $89^{\circ} 12' 34''$  West for a distance of 198.50 feet to a point; Thence proceed along a line South  $14^{\circ} 06' 01''$  East for a distance of 42.17 feet to a point; Thence proceed along a line South  $77^{\circ} 42' 52''$  West for a distance of 77.97 feet to a point; Thence proceed along a line North  $12^{\circ} 29' 21''$  West for a distance of 22.30 feet to a point; Thence proceed along a line North  $15^{\circ} 25' 17''$  West for a distance of 59.82 feet to a point; Thence proceed along a line North  $18^{\circ} 09' 09''$  West for a distance of 59.62 feet to a point; Thence proceed along a line North  $20^{\circ} 30' 43''$  West for a distance of 60.00 feet to a point; Thence proceed along a line North  $20^{\circ} 36' 71''$  West for a distance of 60.00 feet to a point; Thence proceed along a line North  $20^{\circ} 36' 30''$  West for a distance of 120.00 feet to a point; Thence proceed along a line North  $15^{\circ} 05' 48''$  West for a distance of 86.43 feet to a point; Thence proceed along a line North  $00^{\circ} 49' 55''$  West for a distance of 50.49 feet to a point; Thence proceed along a line South  $89^{\circ} 58' 57''$  West for a distance of 122.89 feet to a point; thence proceed along an arc for 22.58 feet to the left, said arc being the property line of the described parcel and having a radius of 475.00 feet, the chord of which bears South  $01^{\circ} 22' 46''$  East for a distance of 22.58 feet to a point; Thence proceed along a line South  $87^{\circ} 15' 31''$  West for a distance of 50.00 feet to a point; Thence proceed along a line South  $87^{\circ} 15' 31''$  West for a distance of 120.00 feet to a point; Thence proceed along a line North  $00^{\circ} 00' 00''$  East for a distance of 88.44 feet to a point; Thence proceed along a line North  $01^{\circ} 27' 23''$  East for a distance of 50.00 feet to a point; Thence proceed along a line South  $88^{\circ} 32' 37''$  East for a distance of 1.98 feet to a point; Thence proceed along a line North  $00^{\circ} 36' 59''$  East for a distance of 167.75 feet to a point; Thence proceed along a line South  $85^{\circ} 41' 57''$  West for a distance of 57.84 feet to a point; Thence proceed along a line South  $79^{\circ} 56' 56''$  West for a distance of 12.58 feet to a point; Thence proceed along a line South  $76^{\circ} 49' 25''$  West for a distance of 49.28 feet to a point; Thence proceed along a line South  $83^{\circ} 48' 12''$  West for a distance of 60.54 feet to a point; Thence proceed along a line South  $89^{\circ} 48' 30''$  West for a distance of 68.66 feet to a point; Thence proceed along a line North  $79^{\circ} 39' 35''$  West for a distance of 57.14 feet to a point; Thence proceed along a line North  $73^{\circ} 07' 11''$  West for a distance of 60.30 feet to a point; Thence proceed along a line North  $66^{\circ} 21' 18''$  West for a distance of 28.88 feet to a point; Thence proceed along a line North  $58^{\circ} 23' 00''$  West for a distance of 109.57 feet to a point; Thence proceed along a line North  $49^{\circ} 01' 59''$  West for a distance of 92.45 feet to a point; Thence proceed along a line North  $45^{\circ} 22' 02''$  West for a distance of 480.00 feet to a point; thence proceed along an arc for 197.96 feet to the right, said arc being the property line of the described parcel and having a radius of 645.00 feet, the chord of which bears North  $36^{\circ} 40' 19''$  West for a distance of 197.18 feet to a point; Thence proceed along a line North  $23^{\circ} 12' 26''$  West for a distance of 12.89 feet to a point; Thence proceed along a line South  $12^{\circ} 29' 44''$  East for a distance of 55.52 feet to a point; Thence proceed along a line South  $13^{\circ} 09' 27''$  East for a distance of 180.00 feet to a point; Thence proceed along a line South  $10^{\circ} 04' 57''$  East for a distance of 69.20 feet to a point; Thence proceed along a line South  $03^{\circ} 32' 34''$  East for a distance of 77.96 feet to a point; Thence proceed along a line South  $03^{\circ} 11' 28''$  West for a distance of

161.66 feet to a point; Thence proceed along a line South 83° 31' 49" East for a distance of 7.08 feet to a point; Thence proceed along a line South 06° 28' 11" West for a distance of 50.00 feet to a point; Thence proceed along a line North 83° 31' 49" West for a distance of 13.41 feet to a point; Thence proceed along a line South 05° 32' 14" West for a distance of 80.49 feet to a point; Thence proceed along a line North 83° 18' 09" West for a distance of 120.00 feet to a point; Thence proceed along a line North 83° 31' 49" West for a distance of 50.02 feet to a point; Thence proceed along a line North 06° 28' 11" East for a distance of 27.85 feet to a point; Thence proceed along a line North 83° 31' 49" West for a distance of 192.23 feet to a point; Thence proceed along a line North 00° 47' 31" West for a distance of 1,039.68 feet to a point; Thence proceed along a line North 85° 17' 29" West for a distance of 1,086.39 feet to a point on the western Right-of-Way of County Road 12 (Smokey Road); Thence proceed along the western Right-of-Way of County Road 12 (Smokey Road) North 07° 11' 28" East for a distance of 237.72 feet to a point on the western Right-of-Way of County Road 12 (Smokey Road); Thence proceed along a line South 86° 56' 05" East for a distance of 1,050.75 feet to a point; Thence proceed along a line South 86° 49' 25" East for a distance of 1,315.60 feet to a point, with said point being the point of beginning, containing 65.49 acres more or less.

  
20151228000440570 3/4 \$2223.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 04:17:50 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Western RE, LLC  
Mailing Address 3360 Davey Allison Blvd  
Hueytown, AL  
35023

Grantee's Name Mallard Landing Development, LLC  
Mailing Address 3360 Davey Allison Blvd  
Hueytown, AL  
35023

Property Address N/A

Date of Sale 12/28/15

Total Purchase Price \$ 2,200,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20151228000440570 4/4 \$2223.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 04:17:50 PM FILED/CERT

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 12/28/15

Print JASON E. SPINKS

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one