

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
81078 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send Tax Notice To:
DEWBERRY INVESTMENTS, LLC

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we SCOTT GALAS, A MARRIED MAN (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DEWBERRY INVESTMENTS, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in ST.CLAIR , Alabama, to-wit:

LOT 18, AMBERLEY WOODS, SECONDS SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

SUBJECT TO:

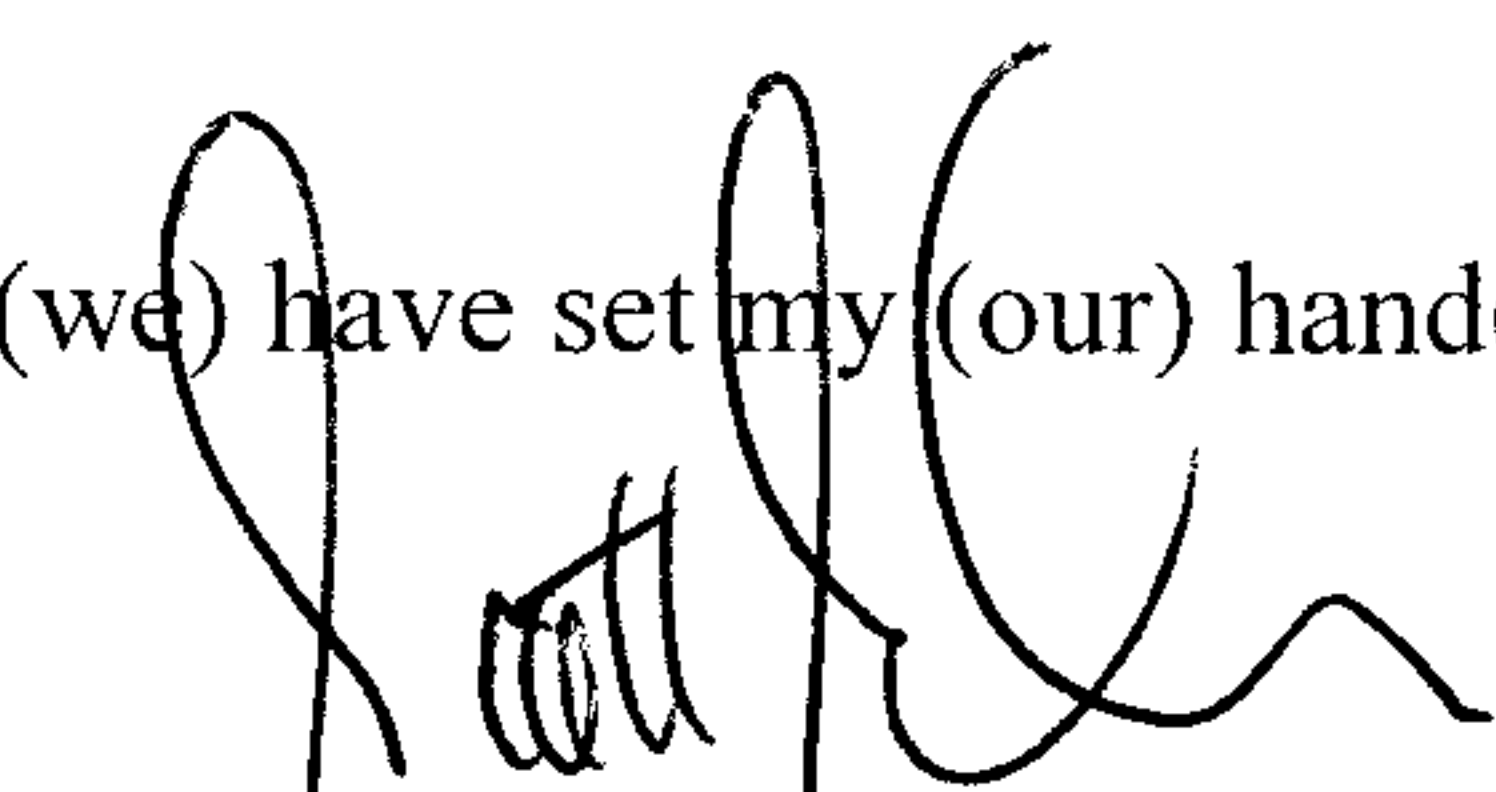
1. Taxes for the year 2015 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. mineral and mining rights, if any.
4. Permit to Alabama Power Company recorded in Deed Book 236, page 966
5. Easement to Southern Natural Gas as recorded in Book 90, page 29; Book 90, page 279; Book 90, page 315 and Book 91, Page 406
6. Covenants, conditions and restrictions as set forth in the document rec ordered in Instrument 1995-16236 and Instrument 1997-19419
7. Right of way to Shelby County as recorded in Book 4, page 468 and Book 271, page 741
8. Easement to Colonial Pipeline as recorded in Book 223, page 437 and Book 267, page 834
9. Pipeline permits as recorded in Book 91, page 407 and Book 91, page 409
10. 20' building line from Amberley Woods Terrace as shown on recorded map book 20, page 10
11. 30' easement across the South side of said lot as shown on recorded map book 20, page 10

TO HAVE AND TO HOLD to the 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 said Grantee, his, her or their heirs and assigns, that I am (we are)

lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

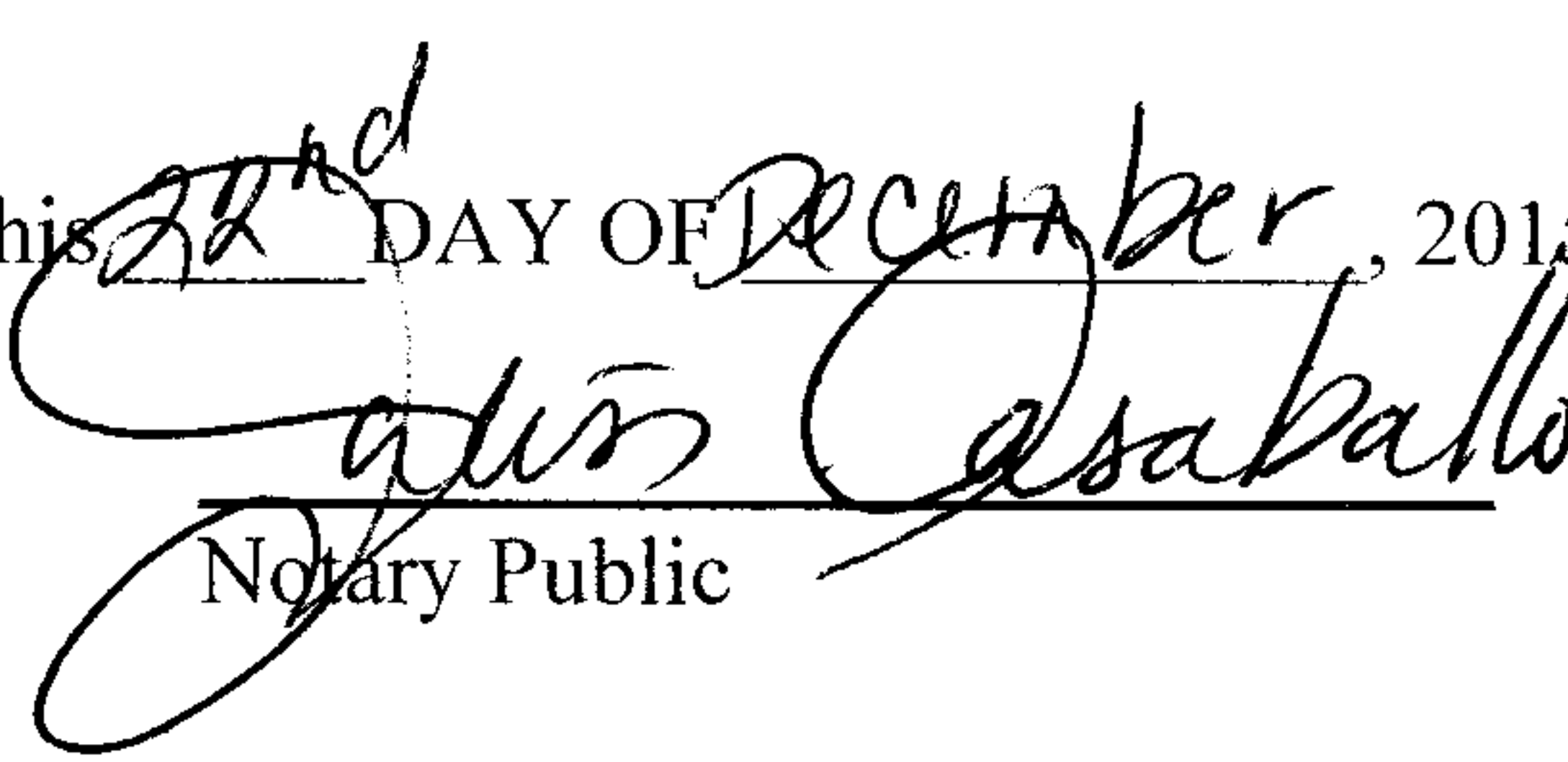
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 22 DAY OF December, 2015


SCOTT GALAS

STATE OF ALABAMA
JEFFERSON COUNTY

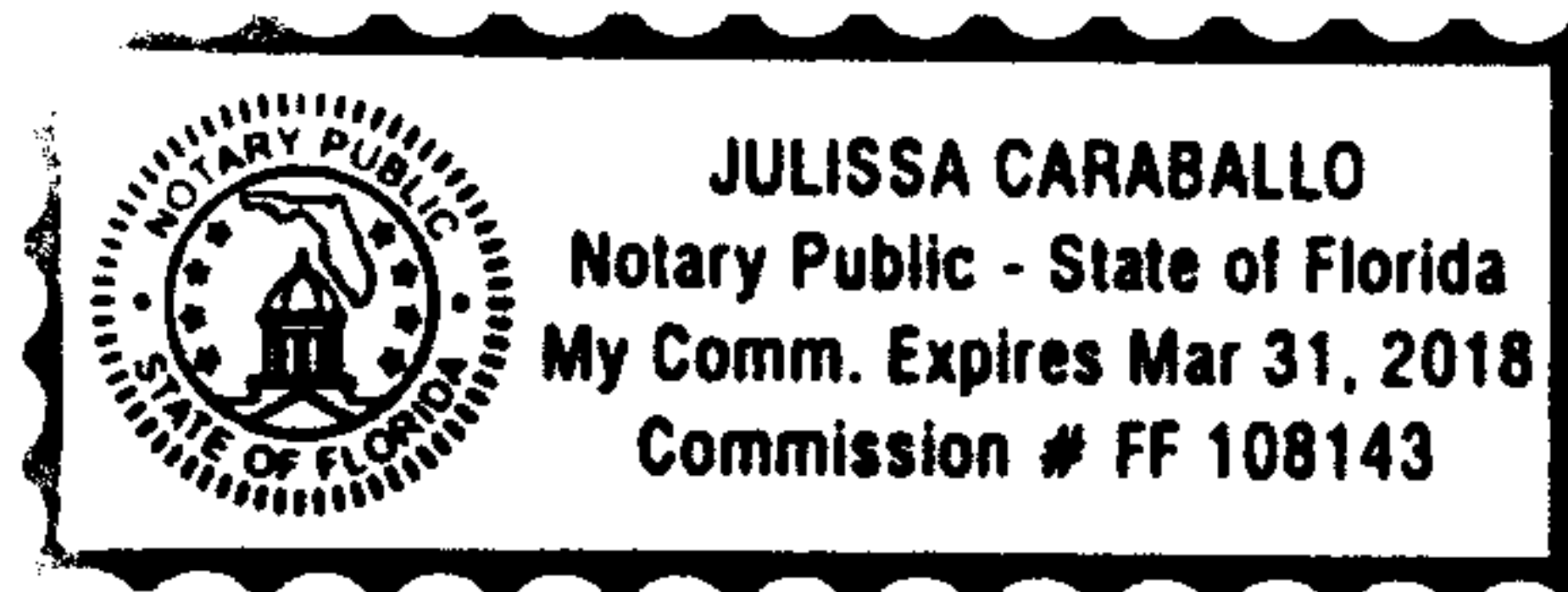
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SCOTT GALAS, A MARRIED MAN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd DAY OF December, 2015.


Notary Public

My Commission Expires:

March 31, 2018



John F. Kennedy