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
- 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 Leew Dw., 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

DAY OF RCHAPET, 2015.

Notary Public

My Commission Expires:

JULISSA CARABALLO Notary Public - State of Florida My Comm. Expires Mar 31, 2018 Commission # FF 108143

Real Estate Sales Validation Form

Grantor's Name: Mailing Address:	Scott Galas 2115 Amberly Woods Terrace	Grantee's Name: Dewberry Investments, LLC mailing Address: 2500 Hackberry Lane	
iviaiinig / taai 033.	Helena, AL 35280	Birmingham, AL 35226	doncoury Lanco
Property Address:	2115 AMBERLY WOODS TERR.	Date of Sale:	12/28/15
roporty radioss.	HELENA, AL 35280	Total Purchase Price:	\$25,000.00
		Or	
		Actual Value:	\$
		Or Assessor's Market Value:	\$
•	actual value claimed on this form can be	•	ocumentary evidence:
(check one) (Recordat	tion of documentary evidence is not requ		
	Bill of Sale	Appraisal	
	Appraisal Salas Cantract	Other Tax Assessn	nent
3 7	Sales Contract		
X	Closing Statement		
	Instruction		
Grantor's name and m	ailing address- provide the name of the	person or persons conveying	interest to property a
	ddress. Grantee's name and mailing add	_	
•	erty is being conveyed.	Provide discinsion of the	- Largair or Paraonia to
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Property address- the	physical address of the property being c	onveved, if available. Date	of Sale- the date on wh
interest to the property			
Total purchase price -	the total amount paid for the purchase o	f the property, both real and	personal, being conve
by the instrument offe	ered for record.		
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	ered for record. This may be evidenced be	y an appraisal conducted by	a ncensed appraiser o
assessor's current mar	ket value.		
If no proof is provide	d and the value must be determined, the	current estimate of fair mar	cet value, excluding cu
use valuation, of the			
	d by the local official charged with the		
_	ing property for property tax purposes w	ill be used and the taxpayer	will be penalized pur
to Code of Alabama			
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\$45.00 JESSICA

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