

20160119000017350
01/19/2016 08:45:41 AM
CORDEED 1/3

20150923000333790
09/23/2015 03:42:22 PM
DEEDS 1/3

* This Deed is being re-recorded to reflect a complete legal description as Exhibit "A".
A portion of the legal description was inadvertently omitted in the original recording.

No part of the real property conveyed herein constitutes the homestead of the Grantor.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
Eagle's Nest Development, LLC
8455 Scott Drive
Trussville, AL 35173

GENERAL WARRANTY DEED

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

That in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00), which is the total purchase price, in hand paid to the undersigned, Sproul Building Co., Inc., an Alabama domestic corporation (hereinafter referred to as "GRANTOR"), whose mailing address is 4173 Eagle Crest Drive, Birmingham, AL 35242, by Eagle's Nest Development, LLC (hereinafter referred to as "GRANTEE"), whose mailing address is 8455 Scott Drive, Trussville, AL 35173, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2015 and subsequent years and not yet due and payable; and
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for itself and its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

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Said property is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, the undersigned representative of GRANTOR has hereto set his signature and the seal of said company this 7 day of July, 2015.

Sproul Building Co., Inc.

[Signature] (SEAL)
By:
Its: *[Signature]*

STATE OF ALABAMA)
COUNTY OF JEFFERSON)--

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robert Spraul, whose name as President of Sproul Building Co., Inc., an Alabama domestic corporation, 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 document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7 day of July, 2015.

[Signature]
NOTARY PUBLIC
My commission expires: 5-21-16



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EXHIBIT "A"

Parcel IV:

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run in a Southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 665.65 feet to an existing 3 foot capped corner; thence turn an angle to the left of 91 degrees 09 minutes 31 seconds and run in an Easterly direction for a distance of 210.00 feet to an existing $\frac{1}{2}$ foot rebar being the point of beginning; thence continue along last mentioned course for a distance of 227.26 feet to an existing $\frac{1}{2}$ foot rebar; thence turn an angle to the left of 88 degrees 52 minutes 26 seconds and run in a Northerly direction of 229.67 feet to an existing $\frac{1}{2}$ foot rebar; thence turn an angle to the left of 91 degrees 07 minutes 34 second and run in a Westerly direction for a distance of 227.13 feet to an existing $\frac{1}{2}$ foot rebar; thence turn an angle to the left of 88 degrees 50 minutes 29 seconds and run in a Southerly direction for a distance of 229.68 feet, more or less, to the point of beginning.

ALSO:

Part of the SW $\frac{1}{4}$ or the NE $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 665.65 feet to an existing 3 foot capped corner; thence turn an angle to the left of 91 degrees 09 minutes 31 seconds and run in an Easterly direction for a distance of 437.28 feet to an existing $\frac{1}{2}$ foot rebar being the point of beginning; thence continue along last mentioned course for a distance of 227.25 feet to an existing 3 foot capped corner; thence turn an angle to the left of 88 degrees 54 minutes 13 seconds and run in a Northerly direction for a distance of 229.67 feet to an existing $\frac{1}{2}$ foot rebar; thence turn an angle to the left of 91 degrees 08 minutes 47 seconds and run in a westerly direction for a distance of 227.13 feet to an existing $\frac{1}{2}$ foot rebar; thence turn an angle to the left of 88 degrees 52 minutes 26 seconds and run in a Southerly direction for a distance of 229.67 feet, more or less, to the point of beginning.

Less and except the following parcel of land more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 662.38 feet; thence turn 88 degrees 50 minutes 14 seconds right and run Easterly 445.58 feet to the point of beginning of the tract of land herein described; thence turn 51 degrees 23 minutes 55 seconds left and run Northeasterly 137.75 feet; thence turn 37 degrees 30 minutes 19 seconds left and run Northerly 116.55 feet; thence turn 25 degrees 55 minutes 48 seconds right and run Northeasterly 149.00 feet; thence turn 09 degrees 52 minutes 08 seconds right and run northeasterly 118.71 feet to a point; thence turn 144 degrees 10 minutes 07 seconds right and run Southerly 451.92 feet; thence turn 88 degrees 55 minutes 11 seconds right and run westerly 218.75 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/23/2015 03:42:22 PM
\$120.00 CHERRY
20150923000333790



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2016 08:45:41 AM
\$21.00 CHERRY
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James W. Fuhrmeister

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