

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one hundred sixty thousand and no/100 dollars (\$160,000.00), being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **IRA INNOVATION LLC fbo CHARLES WARREN, IRA fka ENTRUST ADMINISTRATION of the SOUTHEAST fbo CHARLES WARREN, IRA** (GRANTOR) whose address is P.O. BOX 360750, Birmingham, AL 35244 does grant, bargain, sell and convey unto Kenneth H. Polk (GRANTEE) whose address is 2000 Morris Avenue, Suite 1300, Birmingham, AL 35203 the following described real estate situated in Shelby County, Alabama to-wit:

Part of the Northeast 1/4 of the Southeast 1/4 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad rail in place, accepted as the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 89°49'55" East a distance of 624.27 feet to a 1/2" capped rebar set (stamped CA-615), said point being the point of beginning; from this beginning point proceed North 00°11'46" West a distance of 508.36 feet to a 1/2" capped rebar in place (stamped Farmer); thence South 89°41'32" West a distance of 154.91 feet to a 1/2" capped rebar in place (stamped Farmer); thence North 00°18'26" West a distance of 1,434.98 feet to a 1/2" capped rebar in place (ID No. illegible), located on the Southerly right of way of an existing gravel road known as Victory Lane; thence along said right of way South 88°38'50" East a distance of 469.26 feet to a 1/2" capped rebar set (stamped CA-615); thence along a curve to the left with a radius of 65.00 feet a chord bearing of North 69°29'34" East a chord distance of 48.39 feet to a 1/2" capped rebar set (stamped CA-615); thence, leaving said right of way, proceed along the Southerly edge of an old abandoned road known as Montevallo Road North 81°34'47" East a distance of 115.68' to a 1/2" capped rebar set (stamped CA-615); thence South 73°42'11" East a distance of 249.38 feet to a 3/8" rebar in place; thence South 00°37'13" East a distance of 296.75 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00°39'24" East a distance of 245.17 feet to a 1" rebar in place, accepted as the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 00°34'56" East a distance of 263.57 feet to a 5/8" rebar in place; thence South 00°37'26" East a distance of 264.29 feet to a 5/8" rebar in place; thence South 00°37'32" East a distance of 273.59 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00°37'34" East a distance of 273.56 feet to a 1/2" capped rebar in place (stamped J. S. Sparks); thence South 00°02'01" West a distance of 276.37 feet to a 1/2" iron pin in place, accepted as the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 89°49'55" West a distance of 721.30 feet, back to the point of beginning. The property conveyed is vacant and therefore has no mailing address

SUBJECT TO:

Ad valorem taxes due October 1, 2016 and thereafter. Which Grantor and Grantee will cooperate to make payment in keeping with ownership.

Mineral and mining rights not owned by Grantors.

Less and except any portion lying within a road right of way

Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through subject property.


TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 5th day of February, 2016.

IRA INNOVATION LLC fbo CHARLES WARREN,
IRA fka ENTRUST ADMINISTRATION of the
SOUTHEAST fbo CHARLES WARREN, IRA



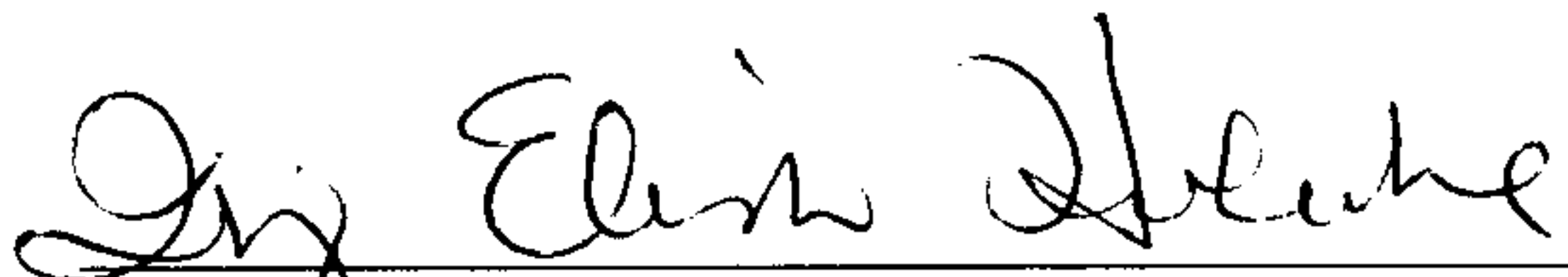
WILLIAM P. GULAS,
ITS AUTHORIZED REPRESENTATIVE


20160209000040830 2/2 \$179.00
Shelby Cnty Judge of Probate, AL
02/09/2016 08:29:03 AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM P. GULAS whose name as Authorized Representative of IRA INNOVATION LLC fbo CHARLES WARREN, IRA fka ENTRUST ADMINISTRATION of the SOUTHEAST fbo CHARLES WARREN, IRA is signed to the foregoing conveyance and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his stated capacity, executed the same voluntarily for and as the act of IRA INNOVATION LLC fbo CHARLES WARREN, IRA fka ENTRUST ADMINISTRATION of the SOUTHEAST fbo CHARLES WARREN, IRA on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2016.

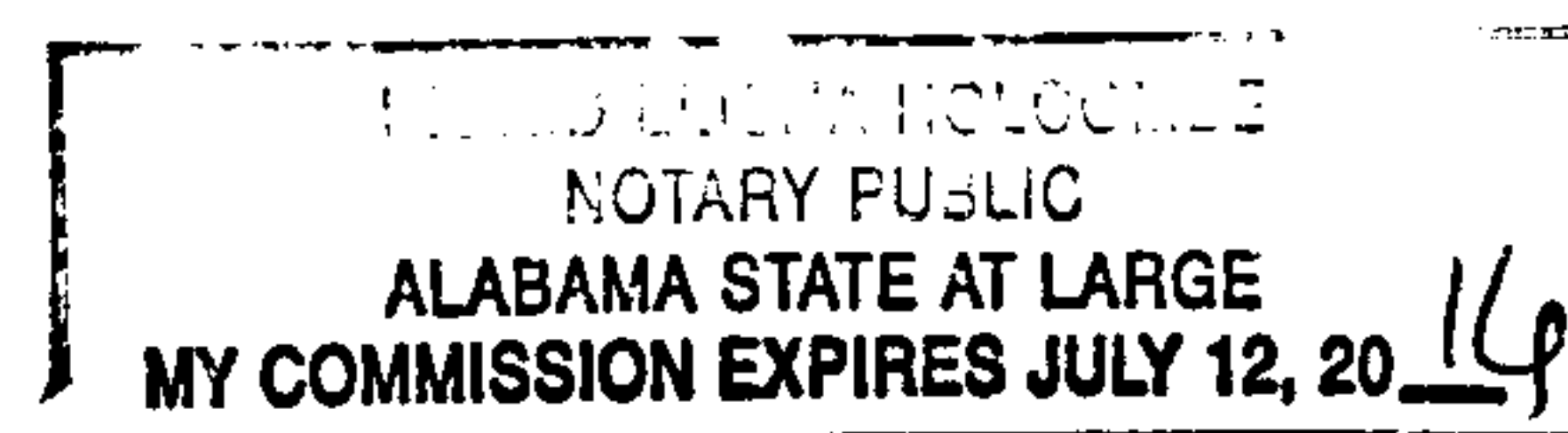


Notary Public

Print Name Ingrid Elise Holube

Commission Expires: _____

MUST AFFIX SEAL



THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR., P.C.
2100 SOUTHBRIDGE PKWY, #338
BIRMINGHAM, ALABAMA 35209
205-879-3400

SEND TAX NOTICE TO:
Kenneth H. Polk
2000 Morris Avenue, Suite 1300
Birmingham, AL 35203