

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
HRL, LLC
867 Valley View Road
Indian Springs, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty-Two Thousand Seven Hundred and 00/100 (\$182,700.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Phillip Oldham, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **HRL, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

\$82,700.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

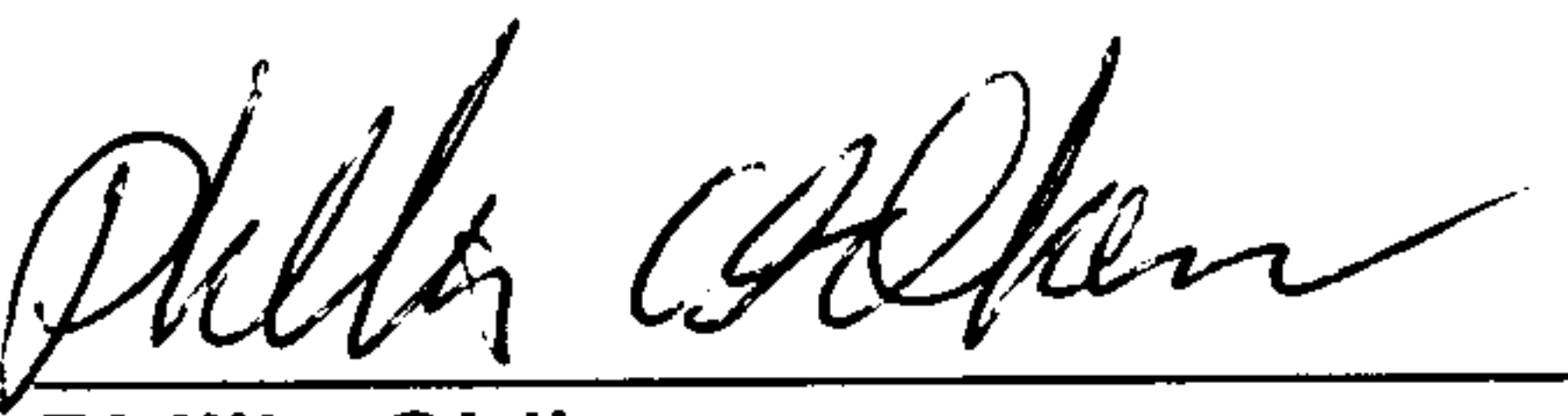
Susie Oldham and W. E. Oldham were the holders of life estates as set out in deed recorded in Deed Book 144, Page 23. Susie Oldham died on January 4, 1960 and W. E. Oldham died on March 28, 1953.

It is the grantor's intent to convey the property described in the attached Exhibit "A" including any property lying between the legal description in Exhibit "A" up to the centerline of the prescriptive right of way of Shelby County Highway 332.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR hereunto set his hand and seal this the **4th** day of **February**, **2016**.


Phillip Oldham

Shelby County, AL 02/12/2016
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Phillip Oldham, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of February, 2016.


NOTARY PUBLIC
My Commission Expires: **06-02-2019**

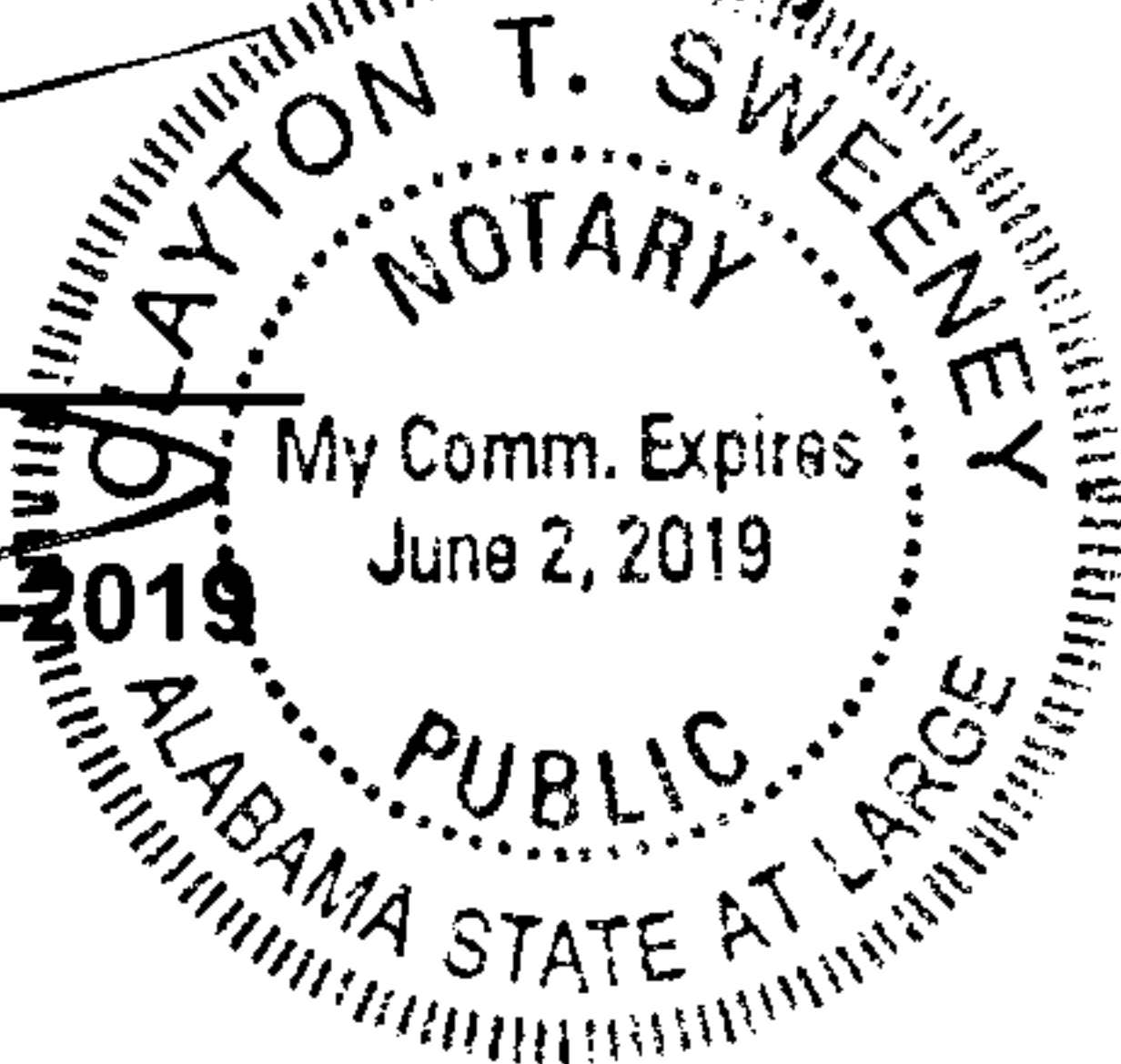


EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, thence South 00 degrees 39 minutes 00 seconds East a distance of 526.09 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 119.42 feet to the Northwesternly R.O.W. line of Railroad, 100 ft. R.O.W.; thence South 44 degrees 37 minutes 37 seconds West and along said Railroad R.O.W. line, a distance of 1810.18 feet; thence North 00 degrees 50 minutes 33 seconds West and leaving said Railroad R.O.W. line, a distance of 682.35 feet to the Southeasterly R.O.W. line of Shelby County Highway 332. Prescriptive R.O.W., (all further calls will be along said R.O.W. line), said point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21 degrees 25 minutes 49 seconds and subtended by a chord which bears North 37 degrees 39 minutes 41 seconds East and a chord distance of 94.82 feet; thence along the arc of said curve, a distance of 95.38 feet; thence North 26 minutes 56 degrees 47 seconds East, a distance of 257.83 feet to a curve to the right having a radius of 215.00, a central angle of 40 degrees 29 minutes 56 seconds and subtended by a chord which bears North 47 degrees 11 minutes 45 seconds East and a chord distance of 148.83 feet; thence along the arc of said curve, a distance of 151.97 feet; thence North 67 degrees 26 minutes 43 seconds East a distance of 158.52 feet to a curve to the right, having a radius of 1165.00, a central angle of 05 degrees 46 minutes 30 seconds and subtended by a chord which bears North 70 degrees 19 minutes 58 seconds East, and a chord distance of 117.38 feet; thence along the arc of said curve, a distance of 117.42 feet; thence North 73 degrees 13 minutes 14 seconds East, a distance of 38.76 feet to a curve to the left, having a radius of 430.00, a central angle of 19 degrees 09 minutes 42 seconds and subtended by a chord which bears North 63 degrees 38 minutes 23 seconds East and a chord distance of 143.14 feet; thence along the arc of said curve, a distance of 143.81 feet; thence North 54 degrees 03 minutes 31 seconds East a distance of 150.78 feet to a curve to the right, having a radius of 270.00, a central angle of 04 degrees 51 minutes 25 seconds and subtended by a chord which bears North 56 degrees 29 minutes 14 seconds East and a chord distance of 22.88 feet; thence along the arc of said curve, a distance of 22.89 feet; thence North 58 degrees 54 minutes 56 seconds East, a distance of 24.58 feet to a curve to the left, having a radius of 230.00, a central angle of 19 degrees 13 minutes 10 seconds and subtended by a chord which bears North 49 degrees 18 minutes 21 seconds East a chord distance of 76.79 feet; thence along the arc of said curve, a distance of 77.15 feet; thence North 39 degrees 41 minutes 46 seconds East, a distance of 116.78 feet to a curve to the left, having a radius of 330.00, a central angle of 14 degrees 48 minutes 25 seconds and subtended by a chord which bears North 32 degrees 17 minutes 34 seconds East and a chord distance of 85.04 feet; thence along the arc of said curve, a distance of 85.28 feet; thence South 52 degrees 11 minutes 12 seconds East and leaving said R.O.W. line a distance of 295.69 feet to the POINT OF BEGINNING.

Being situated in the East 1/2 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama.



20160212000046160 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
02/12/2016 01:21:04 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 Phillip Oldham

Grantee's Name HRL, LLC

125 Weatherly Way

867 Valley View Road

Mailing Address Pelham, AL 35124

Mailing Address Indian Springs, AL 35124

17.40 Acres Hwy 332

Property Address Pelham, AL 35124

Date of Sale February 4, 2016

Total Purchase Price \$ 182,700.00

or

Actual Value \$

or

Assessor's Market Value \$

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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).

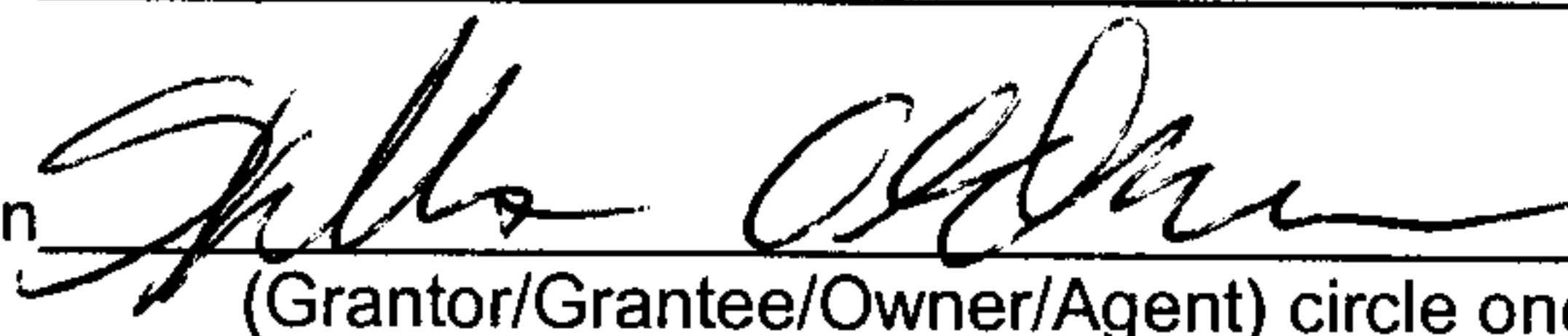
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Phillip Oldham

Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one



20160212000046160 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
02/12/2016 01:21:04 PM FILED/CERT