

Send tax notice to:
DON MORGAN
110 CONNEMARA TRIAL
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016068

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seventy-Seven Thousand Two Hundred and 00/100 Dollars (\$77,200.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SOUTHERN LAND PARTNERS, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: 2500 ACTON ROAD, BIRMINGHAM, AL 35243 (hereinafter referred to as "Grantor") by DON MORGAN whose property address is: 110 CONNEMARA TRAIL, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"
SEE ATTACHED BUILDING AND USE RESTRICTIONS EXHIBIT "B"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Right(s) of Way(s) granted to Alabama Power Company, as set out in Inst. #2002-18713, in the Probate Office and as show on the survey of William D. Callahan, Jr., dated April 16, 2014.
3. Transmission Line Permit(s) granted to Alabama Power Company as shown by Instrument(s) recorded in Inst. No. 2002-18713, in Probate Office
4. Rights of others in and to use the easement as described on the Survey of William D. Callahan, Jr. Dated February 4, 2014.
5. Building and Use Restrictions as recorded in Inst. # (to be recorded) in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SOUTHERN LAND PARTNERS, LLC, by JAMES A STROUD, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of February, 2016.

SOUTHERN LAND PARTNERS, LLC
BY *James A. Stroud*
ITS MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES A STROUD, whose name as MEMBER of SOUTHERN LAND PARTNERS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of February, 2016.

Charles D. Spivey, Jr.
Notary Public
Print Name
Commission Expires: *02-20-16*
NOTARY PUBLIC
STATE OF ALABAMA
COMMISSION NO. 0000000000

EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to in this commitment is described as follows:

Lot 11 of the unrecorded Subdivision known as Shoal Ridge Parcels, being a part of the East ½ of the SE ¼ of Section 4 and the West ½ of the SW ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the NW ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 85 degrees 56 minutes 12 seconds W a distance of 1308.00 feet; thence S 49 degrees 57 minutes 10 seconds W a distance of 1389.34 to the point of beginning; thence S 48 degrees 21 minutes 31 seconds E a distance of 1240.69 feet to the centerline of a sixty foot access easement; thence S 74 degrees 01 minutes 01 seconds W along said centerline a distance of 238.15 feet to the point of a curve to the left having a radius of 200.00 feet, a central angle of 48 degrees 59 minutes 37 seconds and subtended by a chord which bears S 49 degrees 31 minutes 12 seconds W, a chord distance of 165.86 feet; thence along said curve and centerline an arc distance of 171.02 feet; thence S 25 degrees 01 minutes 24 seconds W a distance of 206.80 feet to the point on the northerly right of way line of Alabama Highway 25 (80' ROW); thence N 88 degrees 01 minutes 12 seconds W along said right of way a distance of 248.27 feet to the point of curve to the right having a radius of 803.00 feet, a central angle of 33 degrees 47 minutes 57 seconds and subtended by a chord which bears N 71 degrees 07 minutes 14 seconds W, a chord distance of 466.86 feet; thence along said curve and right of way an arc distance of 473.69 feet; thence N 54 degrees 13 minutes 15 seconds W along said right of way a distance of 285.75 feet to a point in the centerline of Shoal Creek; thence northeasterly along said centerline a distance of 1012' more or less (said centerline subtended by a chord which bears N 27 degrees 01 minutes 46 E a chord distance of 963.88 feet) to the point of beginning.

Parcel II:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows:
Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 degrees 55 minutes 35 seconds West along North line of said ¼-¼ a distance of 476.76 feet to a point; thence run South 75 degrees 09 minutes 08 seconds West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described; thence run South 70 degrees 31 minutes 14 seconds West 636.77 feet to a point; thence run South 70 degrees 20 minutes 55 seconds West 427.02 feet to a point; thence run South 63 degrees 34 minutes 43 seconds West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 degrees 53 minutes 11 seconds and a radius of 175.00 feet; thence run along the arc a distance of 72.96 feet to the P.T. of said curve; thence run South 39 degrees 41 minutes 32 seconds West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 degrees 19 minutes 29 seconds and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 degrees 01 minutes 01 seconds West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 degrees 59 minutes 37 seconds and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 degrees 01 minutes 24 seconds West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right-of-way that lies within the description.

EXHIBIT "B"

Rights of others in and to the sixty (60) foot wide access easement, together with the responsibility for 1/11th of the cost of maintenance of said easement.

BUILDING AND USE RESTRICTIONS

- * The parcel conveyed may not be subdivided.
- * There may be only one dwelling constructed on this parcel and it can be constructed no closer than 100 feet to the closest boundary line of the sixty (60) foot wide access easement.
- * No structure may be constructed closer than 100 feet to any property boundary line.
- * Minimum square footage of a home is to be 2500 square feet of heated and cooled area on the ground or first floor.
- * Exterior finishes of all structures are to blend with the natural surroundings and be similar to that used for the primary dwelling.
- * No metal buildings of any type will be permitted.
- * Metal roofs will be permitted only as long as color and style blend with the natural surroundings.
- * No mobile or modular homes of any type will be permitted.
- * Fencing along the access easement may be only wood, plastic or similar material, but in no event may wire be employed.
- * Business activity is limited to an in house activity with no more than three (3) employees.
- * No commercial greenhouses will be permitted, and those for personal use must be constructed in a location and setting so as not to be directly visible from the access easement.
- * Horses and/or cattle will be permitted, but cannot exceed a combined total of ten (10) head on this parcel.

THE BUILDING AND USE RESTRICTIONS SHALL CONSTITUTE
COVENANTS RUNNING WITH THE LAND.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 12:48:03 PM
\$100.50 CHERRY
20160216000048890

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name and title of the County Clerk.