

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Heritage Oaks, LLC
904 Grandview Street
Irondale, AL 35210

Property address is Acreage in Shelby County

WARRANTY DEED

TITLE NOT EXAMINED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Eighty Thousand and No/100 --- (\$180,000.00) Dollars
As evidenced by closing statement.
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Sidney W. Smyer, III, an unmarried man
Whose address is 409 Grandview Street, Irondale, aL 35210
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Heritage Oaks, LLC
Whose Address is 409 Grandview Street, Irondale, AL 35210
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

The above described property does not constitute the homestead of the Grantor(s),
nor their spouse(s).

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted 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
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 17th
day of February, 2016.

Sidney W. Smyer, III (Seal) _____ (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sidney W. Smyer, III whose name(s) is/are signed to
the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 17th day of February, 2016.

My Commission Expires: 4/21/16

William H. Halbrooks
William H. Halbrooks, Notary Public

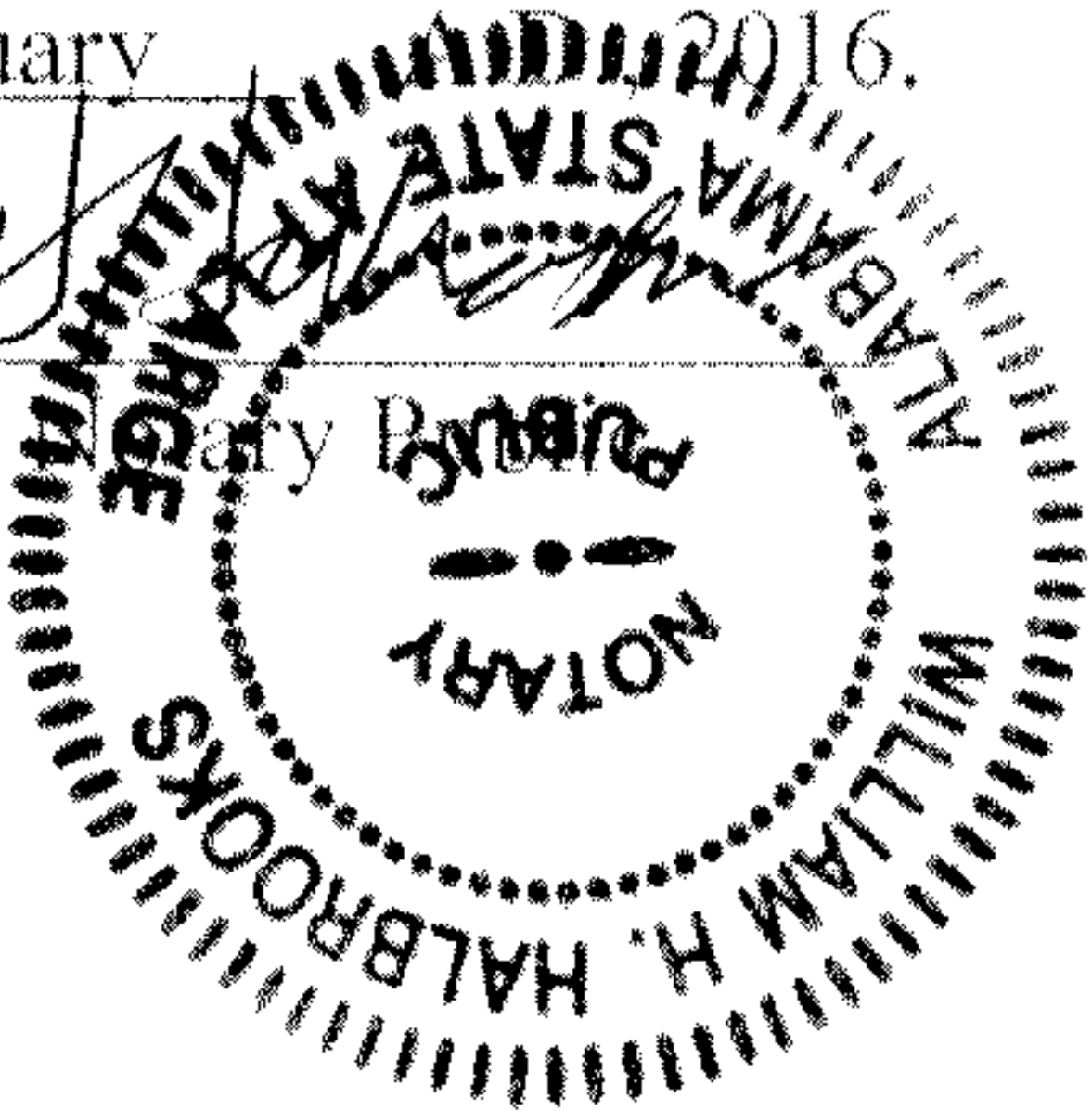


Exhibit "A"

Attached Legal Description

TRACT # 2

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13; TOWNSHIP 18 SOUTH, RANGE 1 WEST AND RUN ALONG THE WEST LINE OF SAID SECTION N 00 10'44" W 1350.20 FT. TO THE POINT OF BEGINNING; THENCE RUN N 34 56'17" E 1697.27 FT.; THENCE RUN N 19 11'24" E 78.43 FT.; THENCE RUN N 56 11'57" E 1400.00 FT.; THENCE RUN N 00 06'17" W 455.21 FT. TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE RUN ALONG SAID LINE S 89 02'22" W 751.28 FT. THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE RUN N 01 41'33" W 976.80 FT., TO THE CREST (HIGH POINT) OF OAK MOUNTAIN; THENCE RUN ALONG A MEANDER LINE ON TOP OF RIDGE THE FOLLOWING COURSES; S 28 12'56" W 150.81 FT.; THENCE RUN S 07 58'59" W 159.73 FT.; THENCE RUN S 00 59'40" E 148.35 FT.; THENCE RUN S 16 45'34" W 221.01 FT.; THENCE RUN S 30 57'54" W 451.67 FT.; THENCE RUN S 33 42'07" W 358.42 FT.; THENCE RUN S 38 54'08" W 508.87 FT.; THENCE RUN S 46 58'54" W 368.34 FT.; THENCE RUN S 50 12'59" W 228.70 FT.; THENCE RUN S 36 46'42" W 57.58 FT. TO THE WEST LINE OF SECTION 13; THENCE RUN ALONG SAID LINE S 00 12'05" E 169.36 FT. TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE RUN ALONG THE WEST LINE OF SAID QUARTER S 00 10'44" E 1317.64 FT. TO THE POINT OF BEGINNING.
CONTAINING 55.41 ACRES MORE OR LESS.

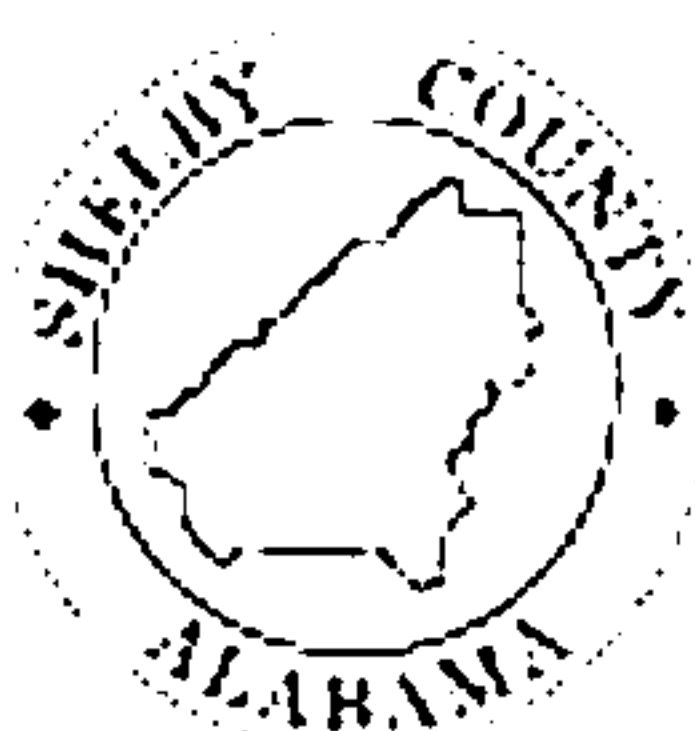
LESS AND EXCEPT:

A tract of land situated in the Northwest 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 15 minutes 11 minutes East along the north line of said 1/4-1/4 section for 751.28 feet; thence run South 00 degrees 06 minutes 32 seconds West for 455.21 feet; thence run South 56 degrees 24 minutes 46 minutes West for 1117.15 feet; thence run North 43 degrees 52 minutes 49 seconds west for 641.54 feet; thence run north 46 degrees 07 minutes 11 seconds East for 867.07 feet to the point of beginning.

Together with and subject to any rights, privileges, obligations and limitations as created by Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #2014-17890.

Together with and subject to any rights, privileges, obligations and limitations as created by Grant of Easement dated August 10th 2015 recorded in Instrument 20150819000289410.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/19/2016 12:57:31 PM
\$197.00 JESSICA
20160219000052350

James W. Fuhrmeister