

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 Three Hundred Twenty Thousand and No/100 --- (\$320,000.00) 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 904 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 904 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.

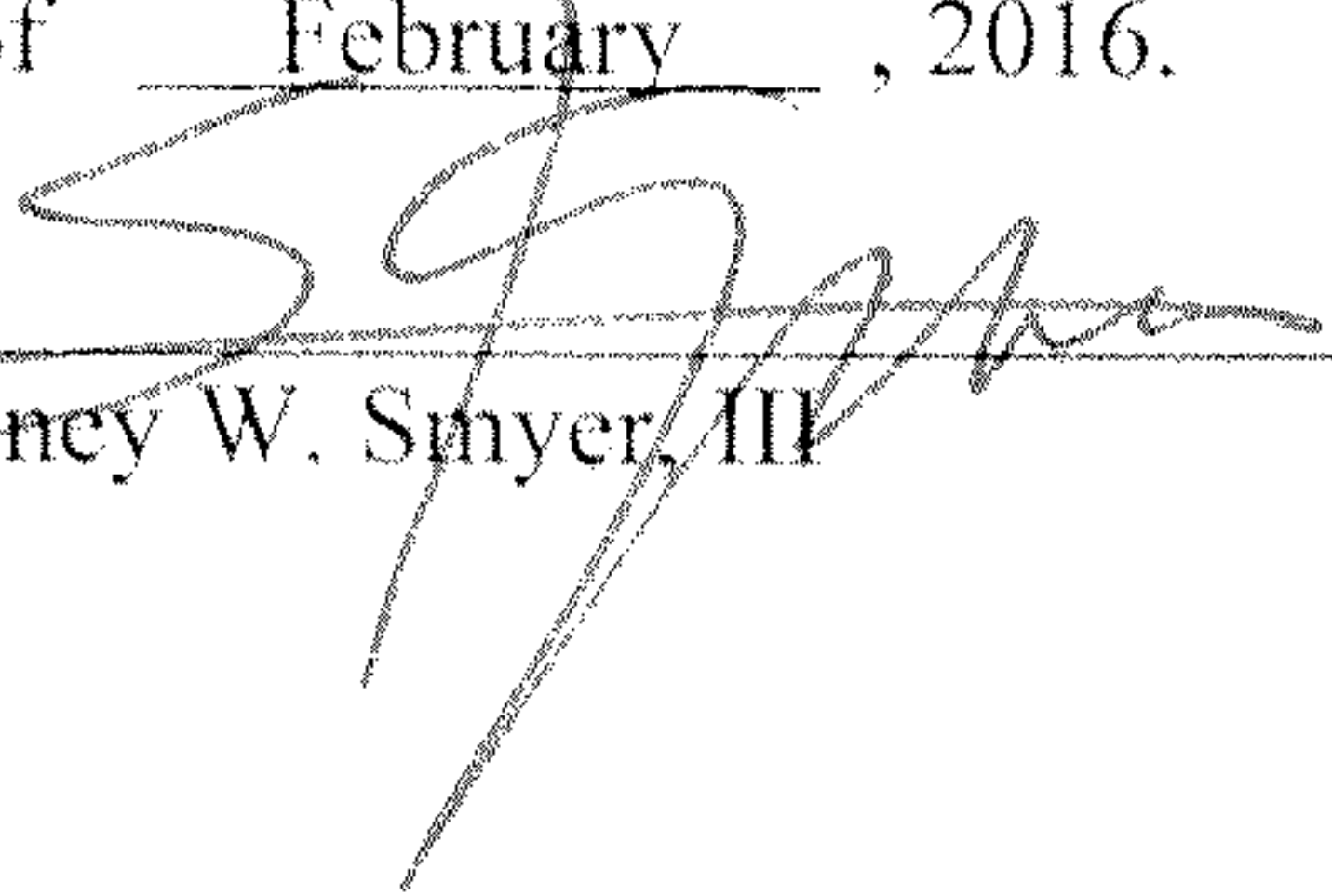
Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

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.

 (Seal) _____ (Seal)

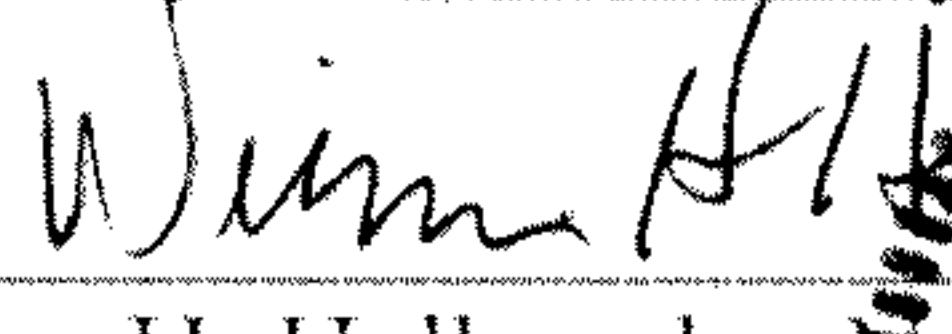
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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

My Commission Expires: 4/21/16


William H. Halbrooks, Notary Public

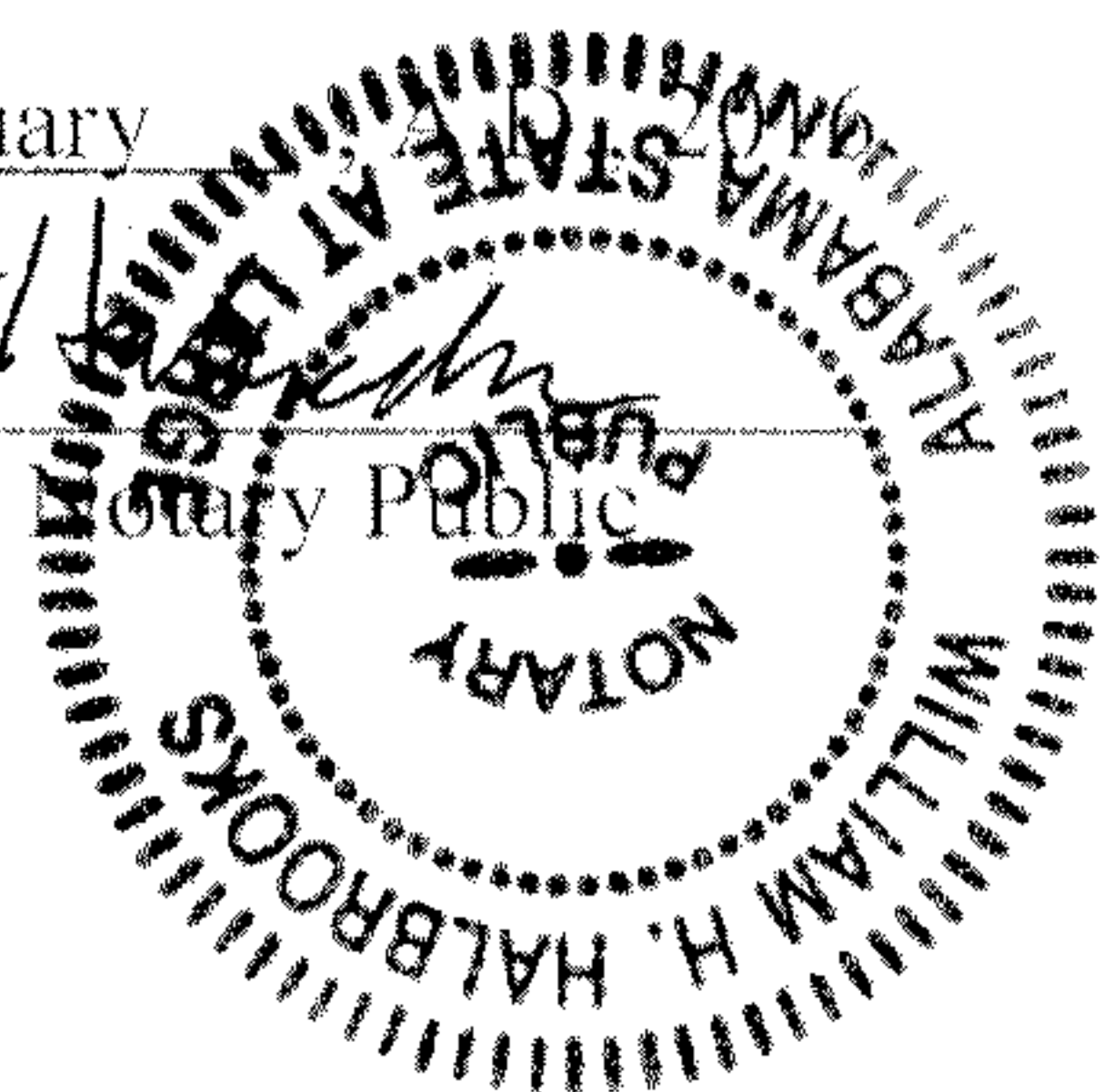
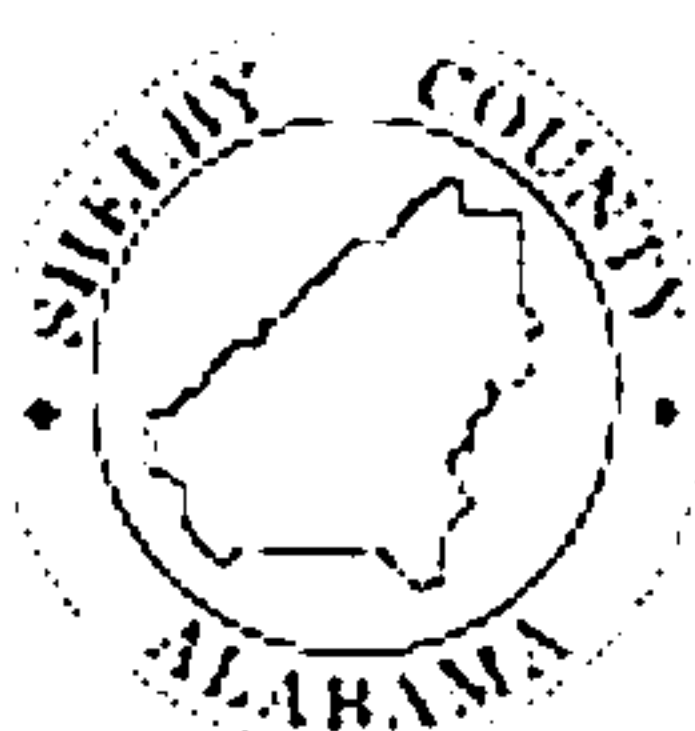


Exhibit "A"

Attached Legal Description

A parcel of land situated in the NW ¼ of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of above said Section, Township and Range, said point being the point of beginning; thence S 00 degrees, 16' 47" E, a distance of 2499.28 feet; thence N 36 degrees 39' 58" E, a distance of 57.63 feet; thence N 50 degrees 08' 47" E, a distance of 228.78 feet; thence N 48 degrees 54' 15" E, a distance of 368.30 feet; thence N 38 degrees 49' 44" E, a distance of 508.85 feet; thence N 33 degrees 37' 54" E, a distance of 358.48 feet; thence N 30 degrees 53' 43" E, a distance of 451.63 feet; thence N 16 degrees 40' 46" E, a distance of 221.04 feet; thence N 01 degrees 03' 06" W, a distance of 148.32 feet; thence N 07 degrees 57' 06" E, a distance of 159.71 feet; thence N 28 degrees 09' 08" E, a distance of 150.83 feet; thence N 25 degrees 17' 06" E, a distance of 379.39 feet; thence S 89 degrees 11' 41" W, a distance of 1556.85 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/19/2016 12:57:32 PM
\$337.00 JESSICA
20160219000052360

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.