

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

Corporation Form Warranty Deed

TITLE NOT EXAMINED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Thousand and No/100 -----  
----- (\$500,000.00) Dollars  
As evidenced by closing statement.

the undersigned grantor, Shephard Gap Associates, an Alabama General Partnership  
(Whose address is 904 Grandview Street, Irondale, AL 35210)  
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is  
hereby acknowledged, the said GRANTOR does by these presents, 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:

The East half of the Southeast Quarter of Section 14, Township 18 South, Range 1 West,  
situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said  
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, that it has a good right to sell and convey the  
same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the  
same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the  
lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its Partner(s) who is/are authorized  
to execute this conveyance, hereto set its signature and seal, this the 17th day of February ,  
2016.

ATTEST:

By: Shephard Gap Associates  
By: Sidney W. Smyer, III, Partner  
By: Chandler Mitchell Smyer, Partner

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

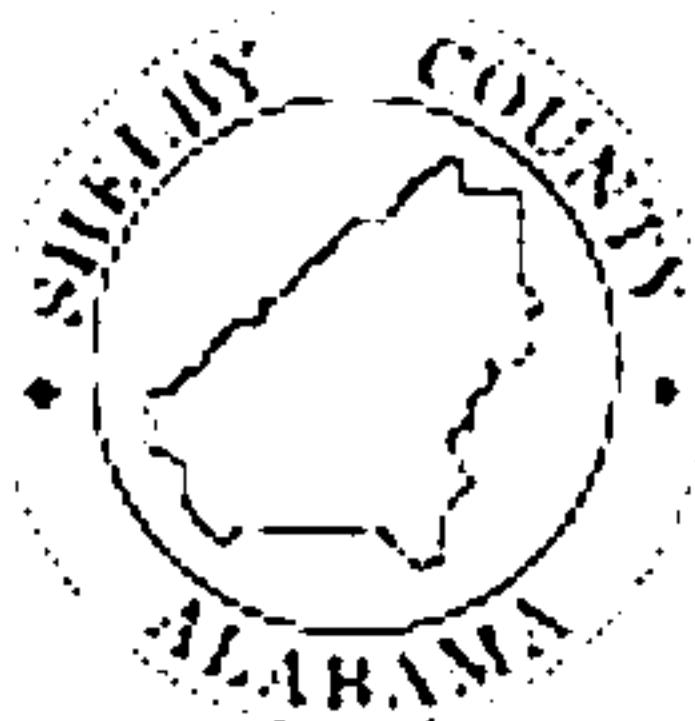
Limited Partnership Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Sidney W. Smyer, III and Chandler Mitchell Smyer whose name(s) as Partner(s) of  
Shephard Gap Associates , a/an Alabama General Partnership , 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, as such officer(s) and with  
authority, executed the same voluntarily for and as the act of said partnership.

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

My Commission Expires: 4/21/16

William H. Halbrooks, Notary



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/19/2016 12:57:33 PM  
\$514.00 JESSICA  
20160219000052370

Handwritten signature