

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
GRAYSON HALL
131 STONE GATE DR.
BIRMINGHAM, AL.

35242

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Million, One Hundred Fifty-Four Thousand, Four Hundred Sixty-Seven and 13/100 Dollars (\$2,154,467.13), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Forty-Three Investments, LLC (herein referred to as Grantor, whether one or more) whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242, grant, bargain, sell and convey unto O. B. Grayson Hall, Jr. And Susan Elaine Hall (herein referred to as Grantees) whose mailing address is 131 Stone Gate Drive, Birmingham, AL 35242, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama with the following two parcel ID numbers: 03-6-13-0-000-003.000 and 03-6-13-0-000-005.000.

See Exhibit A attached hereto and incorporated by reference herein for the legal description of this property.

SUBJECT TO: (1) Taxes due in the year 2016 and thereafter; (2) Fire dues; (3) Library dues; (4) Easements, restrictions and rights-of-way of record; (5) Mineral and mining rights not owned by the Grantor; and (6) All matters involving Springstone Owners Association, Inc. and Highway 41 Development, Inc.

Grantor is the Developer in the DECLARATION OF RESTRICTIVE COVENANTS FOR SPRINGSTONE (the Covenants) recorded in instrument number 20150819000289420 in the Office of the Judge of Probate, Shelby County, Alabama. The real property described in this deed includes the 5 acres +/- referred to in Article VII (v) of the Covenants. Pursuant to Developer's rights contained in Article VII (r) and (x) of the Covenants, Grantor, as Developer, does hereby assign to Grantees the right to sell the said 5 acres +/- subject to the same conditions contained in Article VII (v) of the Covenants. Pursuant to Grantor's rights as Developer under Article VII (r) of the Covenants, Grantor as Developer does hereby allow bow hunting on the real property conveyed by this deed to Grantee notwithstanding the provision of Article VII (y) contained in the Covenants. The last sentence in Article VII (a) of the Covenants is hereby deleted in its entirety as it relates to the real property described herein.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 12 day of February, 2016.

Forty-Three Investments, LLC

By: Randall H. Goggans
Its: Authorized Member

STATE OF ALABAMA)
Jeff COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Authorized Member of Forty-Three Investments, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 12 day of Feb, 2016.

Notary Public
My Commission Expires: 3.1.18


20160224000056930 1/3 \$2174.50
Shelby Cnty Judge of Probate: AL
02/24/2016 01:12:39 PM FILED/CERT

Shelby County, AL 02/24/2016
State of Alabama
Deed Tax: \$2154.50

EXHIBIT
SCHEDULE A, PAGE 1 of 2
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20160224000056930 2/3 \$2174.50
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

A Parcel of Land situated in the West Half of Section 13, Township 18 South, Range 1 West and being more particularly described as follows:

Begin 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.; 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 89° 09' 50" E 478.88 Ft. to the East line of the Southeast Quarter of the Northwest Quarter of said Section; Thence run along said Line S 00° 05' 29" E 873.20 Ft. to the Northeast Corner of the Southwest Quarter of said Section; Thence run along the East Line of said Quarter S 00° 16' 48" E 416.39 Ft.; Thence run N 80° 08' 40" W 166.98 Ft.; Thence run N 48° 50' 09" W 167.00 Ft.; Thence run S 55° 17' 52" W 471.91 Ft. to the Radius Point of a 55.00 Ft. Cul-De-Sac and the Centerline of a 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Circle); Thence run along said Centerline S 37° 48' 46" W 202.08 Ft. to the Point of a Curve to the Left having a Delta of 22° 03' 38" and a Radius of 436.04 Ft.; Thence run along the Arc of said Curve 167.89 Ft. (CB=S 26° 47' 07" W, C=166.85 Ft.); Thence continue along said Centerline S 15° 45' 17" W 109.11 Ft. to the Point of a Curve to the Right having a Delta of 11° 53' 09" and a Radius of 672.43 Ft.; Thence run along the Arc of said Curve 139.49 Ft. (CB=S 21° 41' 53" W, C=139.24 Ft.); Thence run along said Centerline S 27° 48' 57" W 304.81 Ft.; Thence leaving said Centerline run S 49° 16' 54" E 511.92 Ft.; Thence run S 43° 06' 06" W 73.36 Ft.; Thence run S 30° 30' 00" W 80.94 Ft.; Thence run S 19° 40' 37" W 89.34 Ft.; Thence run S 06° 31' 35" E 75.11 Ft.; Thence run S 19° 33' 43" E 117.27 Ft.; Thence run S 02° 29' 21" E 79.04 Ft.; Thence run S 12° 17' 23" W 130.92 Ft.; Thence run S 07° 02' 23" W 81.09 Ft.; Thence run S 00° 05' 52" W 89.99 Ft.; Thence run S 13° 35' 19" W 169.75 Ft. to the Centerline of a 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Trail). Said Point Being on a Curve to the Left having a Delta of 10° 57' 28" and a Radius of 606.20 Ft.; Thence run along the Arc of said Curve 115.93 Ft. (CB=N 67° 03' 45" E, C=115.76 Ft.); Thence continue along said Centerline N 61° 35' 02" E 96.07 Ft. to the Point of a Curve to the Right having a Delta of 82° 48' 58" and a Radius 181.43 Ft.; Thence run along the Arc of said Curve 262.25 Ft. (CB=S 77° 00' 29" E, C=240.01 Ft); Thence continue along said Centerline S 35° 36' 01" E 95.29 Ft. to the South Line of the Southwest Quarter of the Southeast Quarter of said Section; Thence run along said Line S 88° 31' 30" W 48.81 Ft. to the Northeast Corner of the Shires Phase IV and Resurvey of Lot 16 The Shires Phase II Subdivision and the South Line of said Section; Thence run along said Line S 88° 29' 09" W 2211.07 Ft to the Point of Beginning.

Also included is a 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Trail-Main Road) the Centerline of which is described as follows: Commence at the Northwest Corner of the Northeast Quarter of Section 24, Township 18 South, Range 1 West and run along the North Line of said Quarter N 88° 21' 32" E 84.90 Ft. to the Northwestern Right-of-Way (80.00 Ft. ROW) of Shelby County Road 41, said Point being on a Curve

ALTA Commitment (6-17-06)
Schedule A



EXHIBIT

SCHEDULE A
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to the Left having a Delta of 04° 09' 11" and a Radius of 3040.00 Ft.; Thence run along the Arc of said Curve 220.35 Ft. (CB=S 44° 24' 01" W C=220.30 Ft); Thence run along said Right-of-Way S 43° 15' 56" W 131.25 Ft. to the Point of Beginning of said Centerline; Thence run along said Centerline N 46° 16' 20" W 136.91 Ft. to the Point of a Curve to the Right having a Delta of 10° 40' 19" and a Radius of 963.59 Ft.; Thence run along the Arc of said Curve 179.48 Ft. (CB=N 40° 56' 10" W, C=179.22 Ft.); Thence run N 35° 36' 01" W 13.10 Ft. to the End of said Inclusion. Parcel also subject to a 60.00 Ft. Ingress-Egress and Utility Easement the Centerline of which is described as follows: Begin at the End of previously described Centerline and Continue N 35° 36' 01" W 95.29 Ft. to the Point of a Curve to the Left having a Delta of 82° 48' 58" and Radius of 181.43 Ft.; Thence run along the Arc of said Curve 262.25 Ft. (CB=N 77° 00' 29" W, C=240.01 Ft.); Thence run S 61° 35' 02" W 96.07 Ft. to the Point of a Curve to the Right having a Delta of 26° 54' 16" and a Radius of 606.20 Ft.; Thence run along the Arc of said Curve 284.65 Ft. (CB=S 75° 02' 09" W, C=282.04 Ft.); Thence run S 88° 29' 17" W 663.59 Ft. to the Point of a Curve to the Right having a Delta of 45° 52' 34" and a Radius of 118.15 Ft.; Thence run along the Arc of said Curve 94.60 Ft. (CB=N 68° 34' 26" W, C=92.09 Ft.); Thence run N 45° 38' 08" W 60.11 Ft. to the Point of Beginning of a Second 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Circle); Thence continue on the Centerline of Main Easement N 45° 38' 08" W 57.91 Ft. to the Point of a Curve to the Left having a Delta of 23° 47' 39" and a Radius of 403.45 Ft.; Thence run along the Arc of said Curve 167.55 Ft. (CB=N 57° 31' 58" W, C=166.35 Ft.) to the Point of a Reverse Curve to the Right having a Delta of 22° 11' 03" and a Radius of 165.65 Ft.; Thence run along the Arc of said Curve 64.14 Ft. (CB=N 58° 20' 16" W, C=63.74 Ft.) to the Point of a Reverse Curve to the Left having a Delta of 47° 08' 14" and a Radius of 136.36 Ft.; Thence run along the Arc of said Curve 112.18 Ft. (CB=N 70° 48' 52" W, C= 109.05 Ft.); Thence run S 85° 37' 01" W 145.67 Ft. to the Point of a Curve to the Right having a Delta of 12° 57' 34" and a Radius of 836.43 Ft.; Thence run along the Arc of said curve 189.19 Ft. (CB=N 87° 54' 12" W, C=188.79 Ft.); Thence run N 81° 25' 25" W 150.60 Ft. to the West Line of Section 13, Township 18 South, Range 1 West and the End of said Main Easement Centerline. This Parcel also Subject to a second 60.00 Ft (Springstone Circle) Ingress-Egress and Utility Easement the Centerline of which is described as Follows: Begin at the Point described above and run along said Centerline N 34° 20' 16" E 741.48 Ft. to the Point of a Curve to the Left having a Delta 15° 18' 06" and a Radius of 1116.63 Ft.; Thence run along the Arc of said Curve 298.21 Ft. (CB=N 26° 41' 13" E, C=297.33 Ft.); Thence run N 19° 02' 10" E 33.26 Ft. to the Point of a Curve to the Right having a Delta of 08° 37' 25" and a Radius of 1262.77 Ft.; Thence run along the Arc of said Curve 190.06 Ft. (CB=N 22° 54' 11" E, C=189.88 Ft.); Thence run N 27° 48' 57" E 479.06 Ft. to the Point of a Curve to the Left having a Delta of 11° 53' 09" and a Radius of 672.43 Ft.; Thence run along the Arc of said Curve 139.49 Ft. (CB=N 21° 41' 53" E, C= 139.24 Ft.); Thence run N 15° 45' 17" E 109.11 Ft. to the Point of a Curve to the Right having a Delta of 22° 03' 38" and a Radius of 436.04 Ft.; Thence run along the Arc of said Curve 167.89 Ft.(CB=N 26° 47' 07" E, C=166.85 Ft.); Thence run N 37° 48' 46" E 202.08 Ft. to the Point of a 55.00 Ft. Radius Point at the Center of a Cul-De-Sac and the End of said Easement.

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