

Send tax notice to:
SHELBY COUNTY PROPERTIES, LLC
2201 ROYAL CREST CIRCLE
BIRMINGHAM, AL 35216

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016135T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RONALD B. LEWIS and JOANNA LEWIS, HUSBAND AND WIFE whose mailing address is: 6406 HIAWATHA DRIVE NW, FORT PAYNE, AL 35967 (hereinafter referred to as "Grantors") by SHELBY COUNTY PROPERTIES, LLC whose property address is: 2201 ROYAL CREST CIRCLE, BIRMINGHAM, AL 35216 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:

Part of the Southwest diagonal half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of said Quarter-Quarter section; thence north along the west line thereof, a distance of 250.0 feet; thence 90 degrees 43 minutes 30 seconds right in an easterly direction a distance of 519.88 feet to the point of beginning; thence 118 degrees 57 minutes 06 seconds left in a northwesterly direction a distance of 124.83 feet thence 90 degrees right in a northeasterly direction a distance of 199.47 feet; thence 102 degrees 56 minutes 17 seconds left in a northwesterly direction a distance of 266.77 feet; thence 102 degrees 56 minutes 17 seconds right in a northeasterly direction a distance of 10.26 feet; thence 77 degrees 03 minutes 43 seconds right in a southeasterly direction a distance of 579.87 feet; thence 131 degrees 53 minutes 23 seconds right in a westerly direction a distance of 312.12 feet to the point of beginning. Mineral and mining rights accepted.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Mineral and mining rights and rights incident thereto.

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

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 21st day of March, 2016.

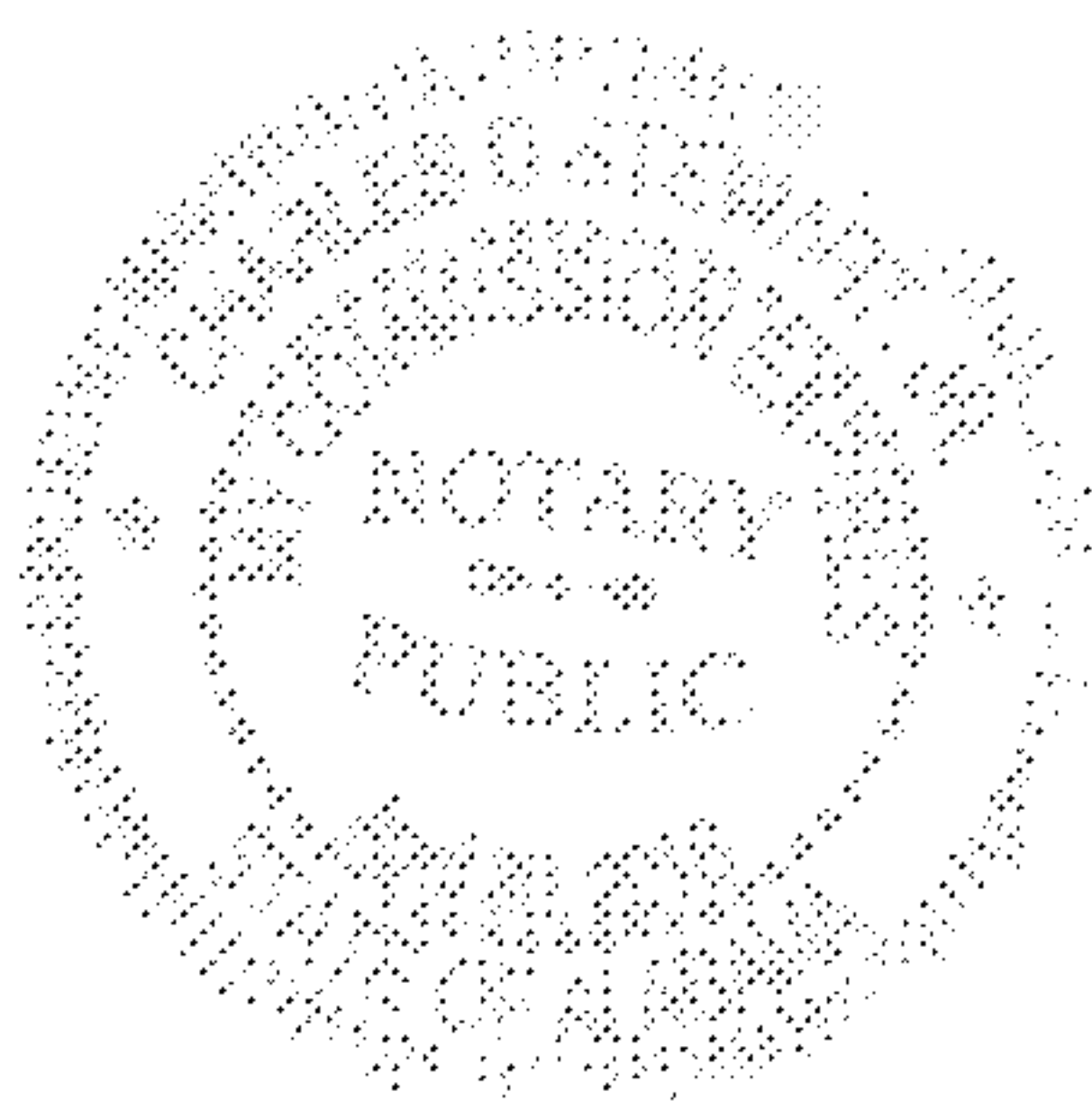
Ronald B. Lewis
RONALD B. LEWIS

Joanna Lewis
JOANNA LEWIS

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 21st day of March, 2016.



Charles S. Spivey Jr.
Notary Public
Print Name: Charles S. Spivey Jr.
Commission Expires: 3-30-16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2016 12:49:42 PM
\$157.00 CHERRY
20160322000091440

J. Fuhrmeister