

Send tax notice to:
MARK LLOYD
151 INDIAN TRAIL ROAD
PELHAM, AL 35124

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

2016121

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Forty-Five Thousand and 00/100 Dollars (\$945,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, RONALD B. LUSTER, AN UNMARRIED MAN whose mailing address is: 3510 Grandview Pkwy, Apt 528, Birmingham, AL 35244 (hereinafter referred to as "Grantors") by MARK LLOYD and STEPHANIE LLOYD and CAROLYN LLOYD whose property address is: 151 INDIAN TRAIL ROAD, PELHAM, AL, 35124 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION EXHIBIT "A"

Ronald B. Luster is the surviving grantee of that deed recorded in Deed Book 306, Page 523 and Instrument No. 20090930000372210, in the Probate Office of Shelby County, Alabama; the other grantee Sandra O. Luster, having died on or about the 27th day of December, 2012.

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. EASEMENT RECORDED IN INSTRUMENT NO. 20120829000325820.
3. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 524; DEED BOOK 186, PAGE 184; DEED BOOK 134, PAGE 74, DEED BOOK 191, PAGE 187 AND DEED BOOK 186, PAGE 177.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 135, PAGE 10.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DEED BOOK 195, PAGE 467 AND DEED BOOK 224, PAGE 436, AND ANY AMENDMENTS THERETO.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXCERISE OF SUCH RIGHTS.

\$595,000.00 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.

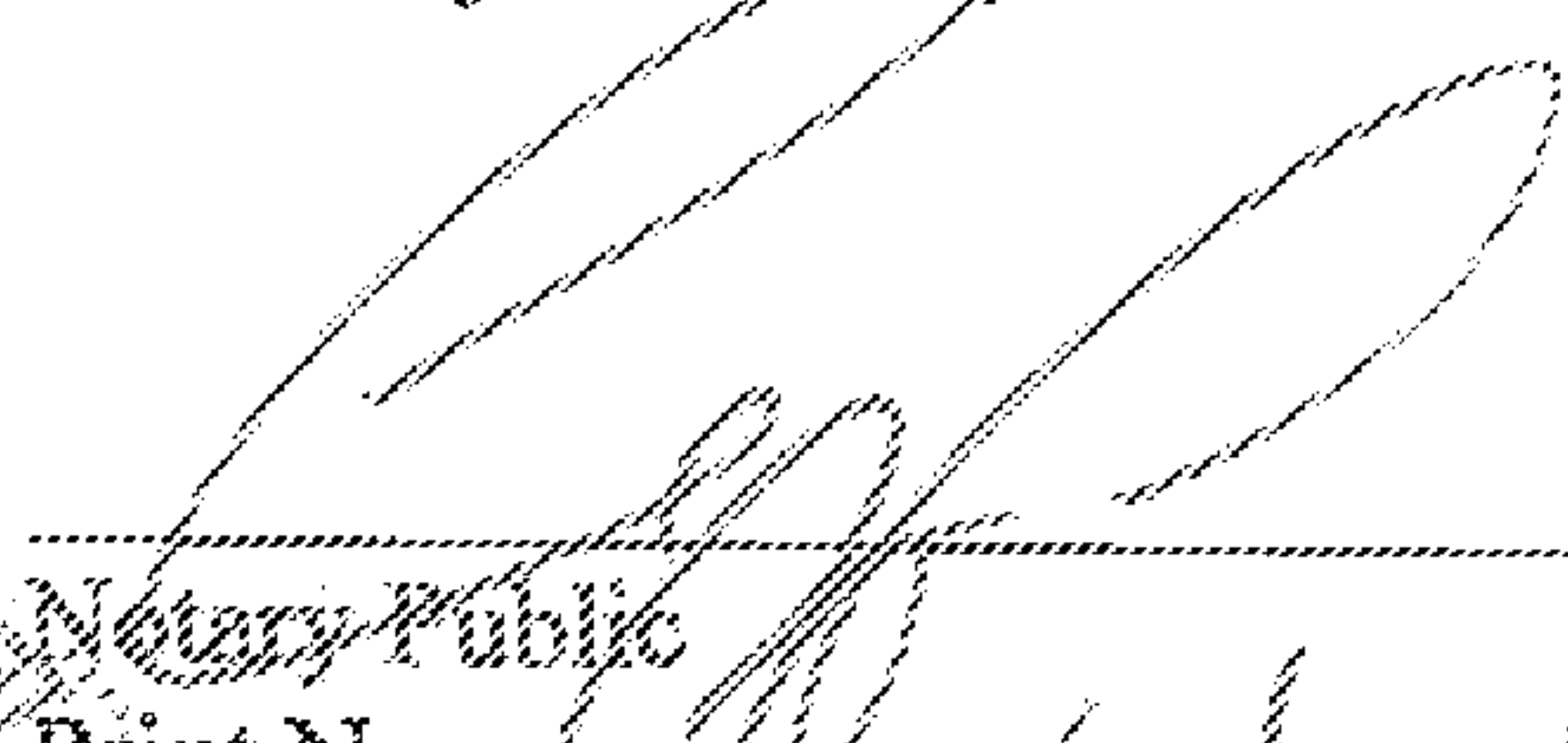
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of March, 2016.


RONALD B. LUSTER

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. LUSTER 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 31st day of March, 2016.



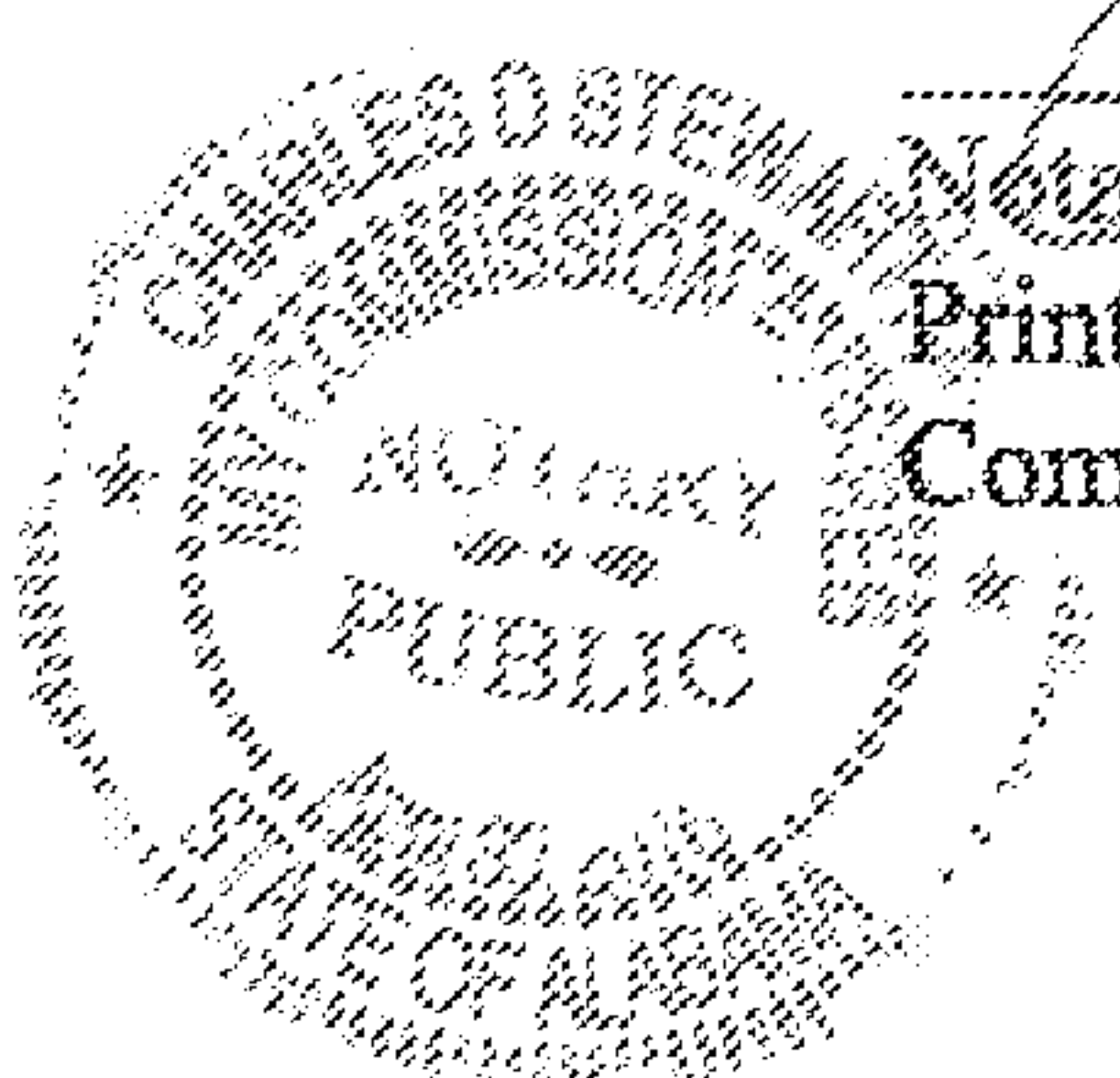
Notary Public
Print Name: Charles O. Stewart
Commission Expires: 6-30-16


EXHIBIT "A"

Tract I:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: From the NW corner of the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West run Southerly along the West line of the said 1/4-1/4 for 81.65 feet to a point on the Southerly right of way line of the Cahaba Valley Road; thence $121^{\circ} 59' 15''$ to the left and Northeasterly along said Southerly right of way line 48.89 feet; thence $96^{\circ} 14'$ right and Southeasterly 527.58 feet; thence $36^{\circ} 39' 00''$ left and Southeasterly 40.42 feet to the point of beginning of the tract of land herein described; thence continue Southeasterly along the last above described course 140.03 feet; thence $52^{\circ} 31' 30''$ left and Northeasterly 100.07 feet; thence $87^{\circ} 39' 20''$ right and Southeasterly 40.55 feet; thence $8^{\circ} 00' 45''$ left and Southeasterly 37.20 feet; thence $14^{\circ} 04' 18''$ right and Southeasterly 108.57 feet; thence $6^{\circ} 41' 48''$ right and Southeasterly 107.39 feet; thence $44^{\circ} 31' 30''$ right and Southwesterly 82.19 feet; thence $29^{\circ} 55' 06''$ right and Southwesterly 61.20 feet; thence $63^{\circ} 38' 12''$ left and Southerly 109.46 feet; thence $82^{\circ} 25' 24''$ right and Southwesterly 18.38 feet to the intersection with a curve to the left and having a central angle of $15^{\circ} 50' 12''$ and a radius of 474.59 feet; thence $92^{\circ} 14' 58''$ right to the tangent to said curve at said point and Northwesterly along the arc of said curve 131.18 feet to the end of said curve; thence Northwesterly along a straight line tangent to said curve 423.12 feet, more or less, to the point of beginning.

Tract II:

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: From the NW corner of the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West run Southerly along the West line of the said 1/4-1/4 for 81.65 feet to a point on the Southerly right of way line of the Cahaba Valley Road; thence $121^{\circ} 59' 15''$ to the left and Northeasterly along said Southerly right of way line 48.89 feet; thence $96^{\circ} 14'$ right and Southeasterly 527.58 feet to the point of beginning of the land herein described; thence $36^{\circ} 39' 00''$ left and run Southeasterly 180.45 feet; thence $52^{\circ} 31' 30''$ left and Northeasterly 100.07 feet; thence $87^{\circ} 39' 20''$ right and Southeasterly 40.55 feet; thence $8^{\circ} 00' 45''$ left and Southeasterly 37.20 feet; thence $14^{\circ} 04' 18''$ right and Southeasterly 108.57 feet; thence $6^{\circ} 41' 48''$ right and Southeasterly 107.39 feet; thence $44^{\circ} 31' 30''$ right and Southwesterly 82.19 feet; thence $29^{\circ} 55' 06''$ right and Southwesterly 61.20 feet; thence $63^{\circ} 38' 12''$ left and Southerly 109.46 feet; thence $15^{\circ} 19' 54''$ left and run Southeasterly 23.49 feet; thence $104^{\circ} 30' 01''$ left and run Northeasterly 476.91 feet; thence $104^{\circ} 49' 11''$ left and run Northwesterly 509.09 feet; thence $52^{\circ} 18' 14''$ left and run Southwesterly 299.83 feet to the point of beginning.

Tract III:

Parcel A:

Part of the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commencing at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a Northerly direction along the East line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet Northerly of the point of commencement, turn an angle to the right of $164^{\circ} 04' 22''$ and run in a Southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the left of $104^{\circ} 09' 32''$ and run in a Northeasterly direction for a distance of 107.30 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the right of $8^{\circ} 54' 34''$ and run in a Northeasterly direction for a distance of 322.35 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of $8^{\circ} 55' 23''$ and run in a Northeasterly

direction for a distance of 122.0 feet to an existing iron rebar set by Weygand; thence continue in a Northeasterly direction along last mentioned course for a distance of 33.14 feet, more or less, to the centerline of an existing creek; thence turn an angle to the left of $99^{\circ} 29' 06''$ and run in a Northwesterly direction along the centerline of an existing creek for a distance of 50.69 feet; thence turn an angle to the left of $80^{\circ} 30' 54''$ and run in a Southwesterly direction for a distance of 15.64 feet to an existing iron rebar set by Weygand; thence continue in a Southwesterly direction along last mentioned course for a distance of 449.60 feet, more or less, to the point of beginning.

Parcel B:

Part of the SW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commencing at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a Northerly direction along the East line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet Northerly of the point of beginning, turn an angle to the right of $164^{\circ} 04' 22''$ and run in a Southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the right of $118^{\circ} 02' 07''$ and run in a Northwesterly direction for a distance of 23.83 feet to an existing iron rebar set by Weygand and being on the East right of way line of Indian Trail, said east right of way line being on a curve and said curve being concave in a Westerly direction and having a central angle of $1^{\circ} 49' 55''$ and a radius of 474.59 feet; thence turn an angle to the right ($73^{\circ} 13' 35''$ to the chord of said curve) and run in a Northerly direction along the arc of said curve and along the East right of way line of said Indian Trail for a distance of 15.17 feet to an existing iron rebar set by Weygand; thence turn an angle to the right ($82^{\circ} 48' 31''$ from the chord of last mentioned curve) and run in a Northeasterly direction for a distance of 18.11 feet, more or less, to the point of beginning.

Tract IV:

A 20 foot ingress, egress and utility easement over the existing drive along the south line of said property, or along a 20 foot wide strip of land along the South line of said property described in Instrument No.. 20130912000369460.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/07/2016 10:37:49 AM
 \$373.00 CHERRY
 20160407000112440