

This instrument was prepared by:
Jason E. Spinks
3360 Davey Allison Blvd
Hueytown, Al 35023

Send Tax Notice to: Western REI, llc
3360 Davey Allison Blvd
Hueytown, Al 35023

WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$150,000.00), Bruce N. and Jerry Bates, herein referred to as Grantors, do by these presents, grant, bargain, and convey unto Western REI, llc, (an Alabama Limited Liability Company herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, more particularly described below as:

See attached exhibit "A"

Subject to:

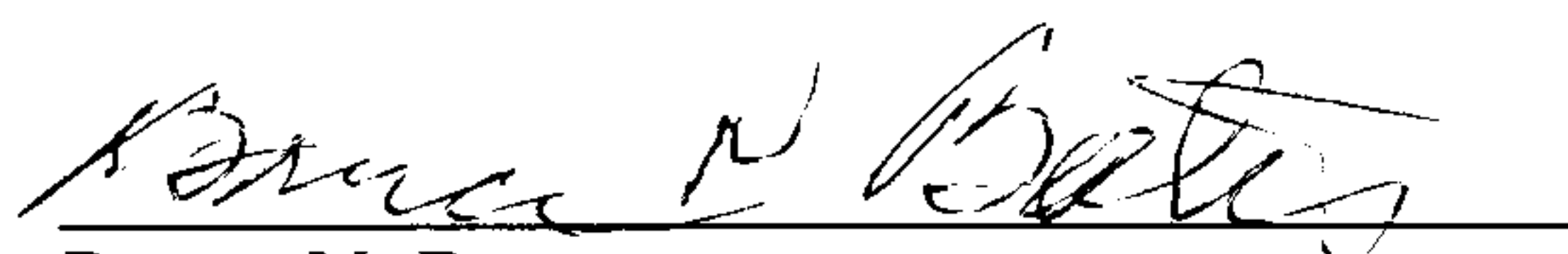
1. All items of record
2. Advalorem taxes for the current year which Grantee herein assume and agree to pay;
3. Restrictions appearing of record in Record Map;

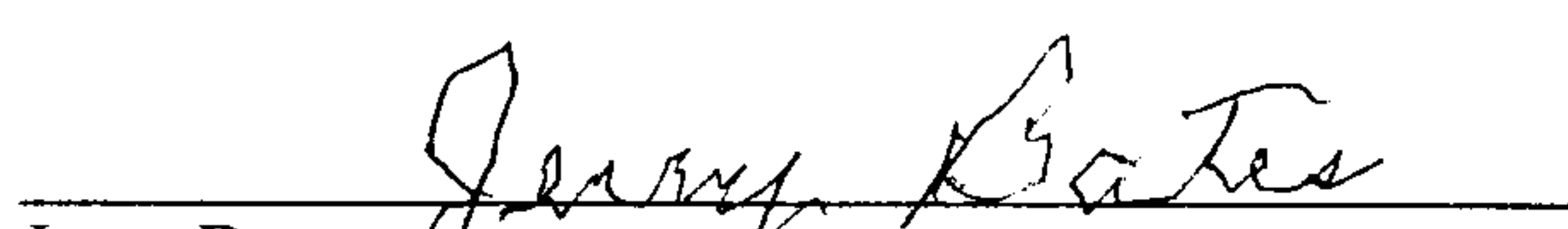
Note: This property does constitute the homestead of the grantors.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever with every contingent remainder and right of reversion.


The Grantors, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 29 day of April, 2016.


Bruce N. Bates
GRANTOR



Jerry Bates
GRANTOR

STATE OF ALABAMA
COUNTY OF SHELBY


20160502000146290 1/4 \$173.00
Shelby Cnty Judge of Probate: AL
05/02/2016 03:55:21 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce N. Bates and Jerry Bates personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he/she executed the same in their authorized capacity, and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 29 day of April, 2016.


NOTARY PUBLIC
My Commission expires 3/18/2020
AFFIX SEAL

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 05/02/2016
State of Alabama
Deed Tax: \$150.00

LEGAL DESCRIPTION

SURFACE RIGHTS ONLY:

A part of the W 1/2 of the SW 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: As a point of beginning start at the Northwest corner of the SW 1/4 of the SW 1/4; thence run South 4 deg. 32 min. West and along the West boundary of the SW 1/4 of the SW 1/4 for a distance of 1281.19 feet to a point on the North shore of Waxhatchee Creek on Lay Lake; thence run South 81 deg. 15 min. East and along said North shore for a distance of 84.87 feet to a point; thence run South 25 deg. 27 min. East and along said North shore for a distance of 61.29 feet to its intersection with the South boundary of the SW 1/4 of the SW 1/4; thence run South 17 deg. 35 min. East and along the South boundary of said SW 1/4 of the SW 1/4 for a distance of 612.28 feet to a point; thence run North 3 deg. 51 min. East for a distance of 1358.02 feet to a point; thence run North 4 deg. 08 min. East for a distance of 528.44 feet to the center of a gravel road, said road having a 60-foot right of way; thence run North 86 deg. 48 min. East and along said gravel road for a distance of 355.95 feet to a point; thence run South 11 deg. 24 min. West for a distance of 576.76 feet to a point; thence run North 88 deg. 46 min. West for a distance of 132.00 feet to the point of beginning. According to survey of H. Joe Mullins, Ala. Reg. No. 12709, dated September, 1985.

ALSO, a part of the NW 1/4 of the SW 1/4 of Section 27, and part of the NE 1/4 of the SE 1/4 of Section 28, all in Township 24 North, Range 15 East, Shelby County, Alabama; said parcel being more particularly described as follows:

As a point of beginning start at the Southwest corner of the NW 1/4 of the SW 1/4 and run in an Easterly direction and along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 132.00 feet to a point; thence with an interior angle of 118 deg. 10 min. right, run in a Northeasterly direction for a distance of 457.39 feet to a point, said point lying in the center of a drain; thence with an interior angle of 75 deg. 51 min. right, run in a Westerly direction and along the center of said drain for a distance of 255.77 feet to a point, said point lying on the 397 contour of Lay Lake; thence with an interior angle of 168 deg. 46 min. right, run in a Westerly direction and along said 397 contour for a distance of 11.16 feet to a point, said point lying on the dividing line of Sections 27 and 28; thence continue in a Westerly direction and along the same bearing for a distance of 80.67 feet to a point; thence with an interior angle of 162 deg. 52 min. right, run in a Southwesterly direction and along said 397 contour for a distance of 53.86 feet to a point; thence with an interior angle of 150 deg. 24 min. right, run in a Southwesterly direction and along said 397 contour for a distance of 69.11 feet to a point; thence with an interior angle of 170 deg. 34 min. right, run in a Southerly direction and along said 397 contour for a distance of 83.15 feet to a point; thence with an interior angle of 169 deg. 46 min. right, continue in a Southerly direction and along said 397 contour for a distance of 116.14 feet


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Shelby Cnty Judge of Probate, AL
05/02/2016 03:55:21 PM FILED/CERT

LEGAL DESCRIPTION CONTINUED:

to a point; thence with an interior angle of 170 deg. 32 min. right, continue in a Southerly direction and along said 397 contour for a distance of 95.54 feet to a point; thence with an interior angle of 186 deg. 41 min. right, continue in a Southerly direction and along said 397 contour for a distance of 98.90 feet to a point, said point lying on the South boundary of the NE 1/4 of the SE 1/4 of Section 28; thence with an interior angle of 74 deg. 24 min. right, run in an Easterly direction and along the South boundary of the NE 1/4 of the SE 1/4 for a distance of 264.51 feet to the point of beginning. According to survey of H. Joe Mailins, Ala. No. 12709, dated Nov., 1984. Situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

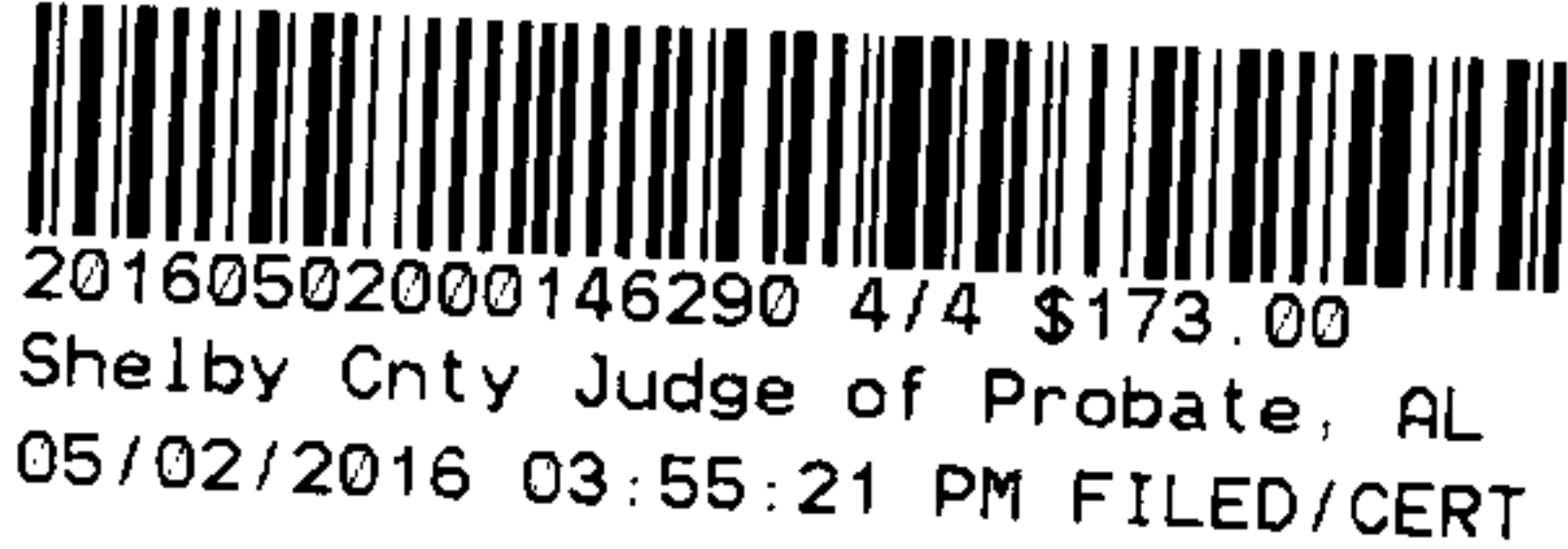
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bruce & Jerry Bates
Mailing Address 20th St
Calera, AL 35040

Grantee's Name Western REI, LLC
Mailing Address 3360 Davey Al. 3rd Blvd
Hueytown, AL
35023

Property Address VACANT LAND

Date of Sale April 29, 2016
Total Purchase Price \$ 150,000.00



or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/2/16

Print JASON E. SPINKS

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1