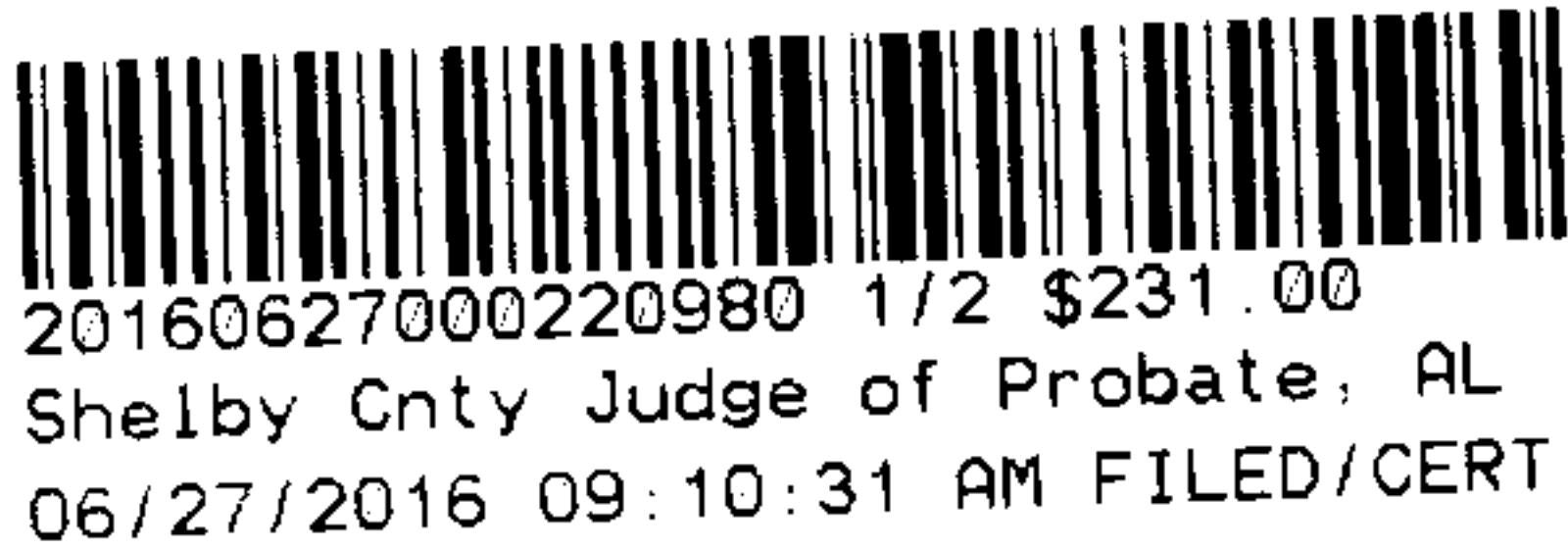


This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
EOM Enterprises, Inc.
4427 Highway 61
Columbiana, Alabama 35051

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Edward Murphree, an unmarried man, (hereinafter called “Grantor”) does grant, bargain, sell and convey to EOM Enterprises, Inc., a corporation, (hereinafter called “Grantee”) its heirs and assigns forever, in fee simple, share and share alike, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the E ½ –NW ¼ of Section 28, Township 21 South, Range 1 East; thence run North 0 degrees 23 minutes 31 seconds West along the East line of E ½ of said ¼ section for 431.6 feet; thence South 87 degrees 28 minutes 16 seconds West run 8.0 feet to an old fence and the Point of Beginning; thence continue last described course for 1004.59 feet to the easterly R/W of Shelby County Road #61 and a curve to the right (having a central angle of 5 degrees 31 minutes 37 seconds and a radius of 2964.09 feet); thence 11 degrees 04 minutes 26 seconds right to tangent of said curve run along the arc thereof 285.93 feet to tangent of said curve; thence North 24 degrees 04 minutes 19 seconds east continue along said R/W for 286.66 feet to a curve to the left (having a central angle of 1 degree 14 minutes 59 seconds and a radius of 4624.68 feet); thence run along said curve and R/W for 100.87 feet to tangent; thence North 22 degrees 49 minutes 20 seconds East continue along said R/W for 194.18 feet to a curve to the right (having a central angle of 1 degree 42 minutes 50 seconds and a radius of 4428.47 feet); thence run along said curve for 132.47 feet to tangent; thence North 24 degrees 32 minutes 10 seconds East continue along said R/W for 138.33 feet to a curve to the right (having a central angle of 7degrees 28 minutes 12 seconds and a radius of 3248.69 feet); thence run along said curve for 423.55 feet to tangent; thence North 32 degrees 00 minutes 22 seconds East continue along said R/W for 605.96 feet to a fence; thence 146 degrees 55 minutes 46 seconds right run South 1 degree 03 minutes 52 seconds East for 1889.29 feet to the Point of Beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, its heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29rd day of June, 2016.

EDWARD MURPHREE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, hereby certify that Edward Murphree, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executes the same voluntarily on the day the same bears date.

Given under my hand this the 23^{ra} day of June, 2016.

Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

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

Grantor's Name Edward Murphree
Mailing Address 4427 Hwy. 61
Columbiana, AL
35051

Grantee's Name CEOM Enterprises, Inc.
Mailing Address 4427 Hwy. 61
Columbiana, AL
35051

Property Address no address
assigned

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 213,900

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20160627000220980 2/2 \$231.00
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:31 AM FILED/CERT

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 _____

Print

Hollie Campbell

Sign

Hollie Campbell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1