

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

Send Tax Notice To:
Brian Smith
60 Chelsea Corners
Suite 121
Chelsea, AL 35403


20160719000250900 1/3 \$402.00
Shelby Cnty Judge of Probate, AL
07/19/2016 09:10:10 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration Three Hundred Eighty-One Thousand and 00/100 Dollars (\$ 381,000.00) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, **Forty-Three Investments, LLC** Grantor (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 **Brian L. Smith and Jennifer T. Smith** (herein referred to as Grantees) whose mailing address is 60 Chelsea Corners, Suite 121, Chelsea, AL, 35403, 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 an address of PARCEL ID # 03-6-13-0-000-003 AND

03-6-13-0-000-005
Described on Exhibit A attached hereto and incorporated by reference herein.

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

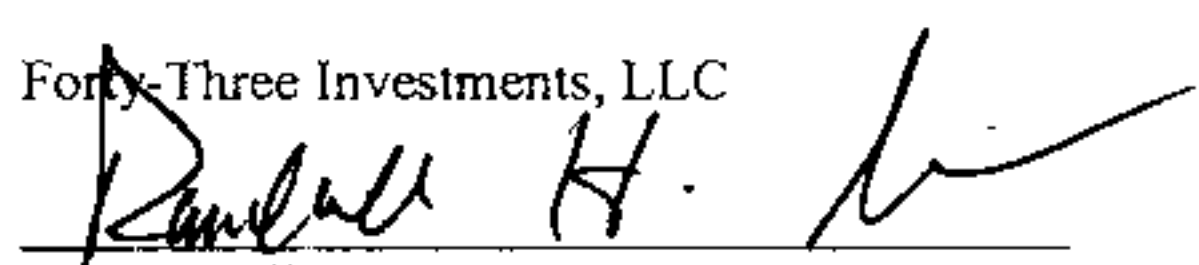
Grantor represents and warrants that there are not assessments due any governmental or quasi-governmental entity with respect to the property conveyed herein including without limitation, assessments due to Highway 41 Development, Inc., Springstone Owners Association, Inc., Shelby County Library or any fire dues.

Randall H. Goggans has full power and authority as Authorized Member of Grantor to execute this conveyance.

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 its hand and seal, this 8 day of JULY, 2016.

Forty-Three Investments, LLC


By: Randall H. Goggans
Its: Authorized Member

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans as Authorized Member of Forty-Three Investments, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of JULY 2016


Notary Public
My Commission Exp. 3-1-18

Shelby County, AL 07/19/2016
State of Alabama
Deed Tax: \$381.00

EXHIBIT "A"

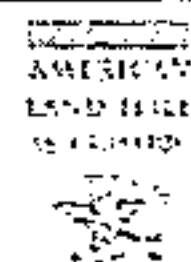
LEGAL DESCRIPTION

Begin at the southwest corner of the Southeast quarter of Section 13, Township 18 South, Range 1 West and run along the south line of said section North 88 degrees 21 minutes 32 seconds East 84.90 feet to the westerly right of way of Shelby County Highway 41 (80 foot ROW), said point being on a curve to the right having a delta 05 degrees 58 minutes 15 seconds and a radius of 3047.16 feet; thence run along the arc of said curve 317.55 feet (CB=N 50 degrees 28 minutes 29 seconds E, C=317.41 feet); thence leaving said right of way run North 02 degrees 20 minutes 04 seconds West 294.90 feet; thence run North 02 degrees 09 minutes 27 seconds West 466.01 feet; thence run North 76 degrees 36 minutes 13 seconds West 767.00 feet; thence run South 32 degrees 58 minutes 01 seconds West 71.34 feet; thence run South 53 degrees 27 minutes 24 seconds West 82.06 feet; thence run South 71 degrees 30 minutes 30 seconds West 84.56 feet; thence run South 84 degrees 01 minutes 57 seconds West 94.34 feet; thence run South 43 degrees 06 minutes 06 seconds West 73.36 feet; thence run South 30 degrees 30 minutes 00 seconds West 60.94 feet; thence run South 19 degrees 40 minutes 37 seconds West 89.34 feet; thence run South 06 degrees 31 minutes 35 seconds East 75.11 feet; thence run South 19 degrees 33 minutes 43 seconds East 117.27 feet; thence run South 02 degrees 29 minutes 21 seconds East 79.04 feet; thence run South 12 degrees 17 minutes 23 seconds West 130.92 feet; thence run South 07 degrees 02 minutes 23 seconds West 81.09 feet; thence run South 00 degrees 05 minutes 52 seconds West 89.99 feet; thence run South 13 degrees 35 minutes 19 seconds West 169.75 feet to the centerline of a 60.00 foot ingress-egress and utility easement, said point being on a curve to the left having a delta of 10 degrees 57 minutes 28 seconds and a radius of 506.20 feet; thence run along the arc of said curve 115.93 feet (CB=N 67 degrees 03 minutes 45 seconds East, C=115.76 feet); thence run along said centerline North 61 degrees 35 minutes 02 seconds East 96.07 feet to the point of curve to the right having a delta of 82 degrees 48 minutes 56 seconds and a radius of 181.43 feet; thence run along the arc of said curve 262.25 feet (CB=S 77 degrees 00 minutes 29 seconds E, C=240.01 feet); thence run along said centerline South 36 degrees 35 minutes 01 seconds East 95.29 feet to the south line of said section; thence run along said south line North 88 degrees 31 minutes 30 seconds East 383.34 feet to the point of beginning.

Also included is a 60.00 foot ingress-egress and utility easement, 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 section North 88 degrees 21 minutes 32 seconds East 84.90 feet to the westerly right of way (80 foot ROW) of Shelby County Highway 41, said point being on a curve to the left having a delta of 04 degrees 09 minutes 11 seconds and a radius of 3040.00 feet; thence run along the arc of said curve 220.35 feet (CB=S 44 degrees 24 minutes 01 seconds W, C=220.30 feet); thence continue along said right of way South 43 degrees 15 minutes 56 seconds West 131.25 feet to the point of beginning of said easement centerline; thence run along said centerline North 46 degrees 16 minutes 20 seconds

ALTA Commitment (6-17-06)
Schedule A

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



20160719000250900 2/3 \$402.00
Shelby Cnty Judge of Probate, AL
07/19/2016 09:10:10 AM FILED/CERT

SCHEDULE A
(continued)

West 136.91 feet to the point of a curve to the right having a delta 10 degrees 40 minutes 19 seconds and a radius 963.59 feet; thence run along the arc of said curve 179.48 feet (CB=N 40 degrees 56 minutes 10 seconds W, C=179.22 feet); thence run along said centerline North 35 degrees 36 minutes 01 seconds West 13.10 feet to the end of said centerline inclusion.

This parcel also subject to 60.00 foot ingress-egress and utility easement the centerline of which is described as follows: Commence at the southeast corner of the Southwest Quarter of Section 13, Township 18 South, Range 1 West and run South 88 degrees 31 minutes 30 seconds West 383.34 feet to the point of beginning of said easement centerline; thence run along said centerline North 35 degrees 36 minutes 01 seconds East 95.29 feet to the point of a curve to the left having a delta of 82 degrees 48 minutes 58 seconds and a radius of 181.43 feet; thence run along the arc of said curve 262.25 feet (CB=N 77 degrees 00 minutes 29 seconds W, C=240.01 feet); thence run along said centerline South 61 degrees 35 minutes 02 seconds West 96.07 feet to the point of a curve to the right having a delta of 10 degrees 57 minutes 28 seconds and a radius of 606.20 feet; thence run along the arc of said curve 115.93 feet (CB=S 67 degrees 03 minutes 45 seconds W, C=115.76 feet) to the end of said easement centerline.


20160719000250900 3/3 \$402.00
Shelby Cnty Judge of Probate, AL
07/19/2016 09:10:10 AM FILED/CERT

ALTA Commitment (6-17-06)
Schedule A

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

