

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-16-23136

Send Tax Notice To: Western Properties, LLC 50% and Western
REI, LLC 50% undivided interest

AL *P.O. Box 3610*

Hwy town AL 35023

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **BUCK HILL LAND & TIMBER COMPANY, LTD.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Western Properties, LLC 50% undivided interest and Western REI, LLC 50% undivided interest** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Macon Gravlee III, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of August, 2016.



20160818000296710 1/3 \$421.00
Shelby Cnty Judge of Probate, AL
08/18/2016 12:37:24 PM FILED/CERT

BUCK HILL LAND & TIMBER COMPANY, LTD.

By: Macon Gravlee III, President

Shelby County, AL 08/18/2016
State of Alabama
Deed Tax: \$400.00

State of Alabama

County of Shelby

I, , a Notary Public in and for said County in said State, hereby certify that Macon Gravlee III, President of BUCK HILL LAND & TIMBER COMPANY, LTD. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2016.

Notary Public, State of Alabama

My Commission Expires: 10-4-16

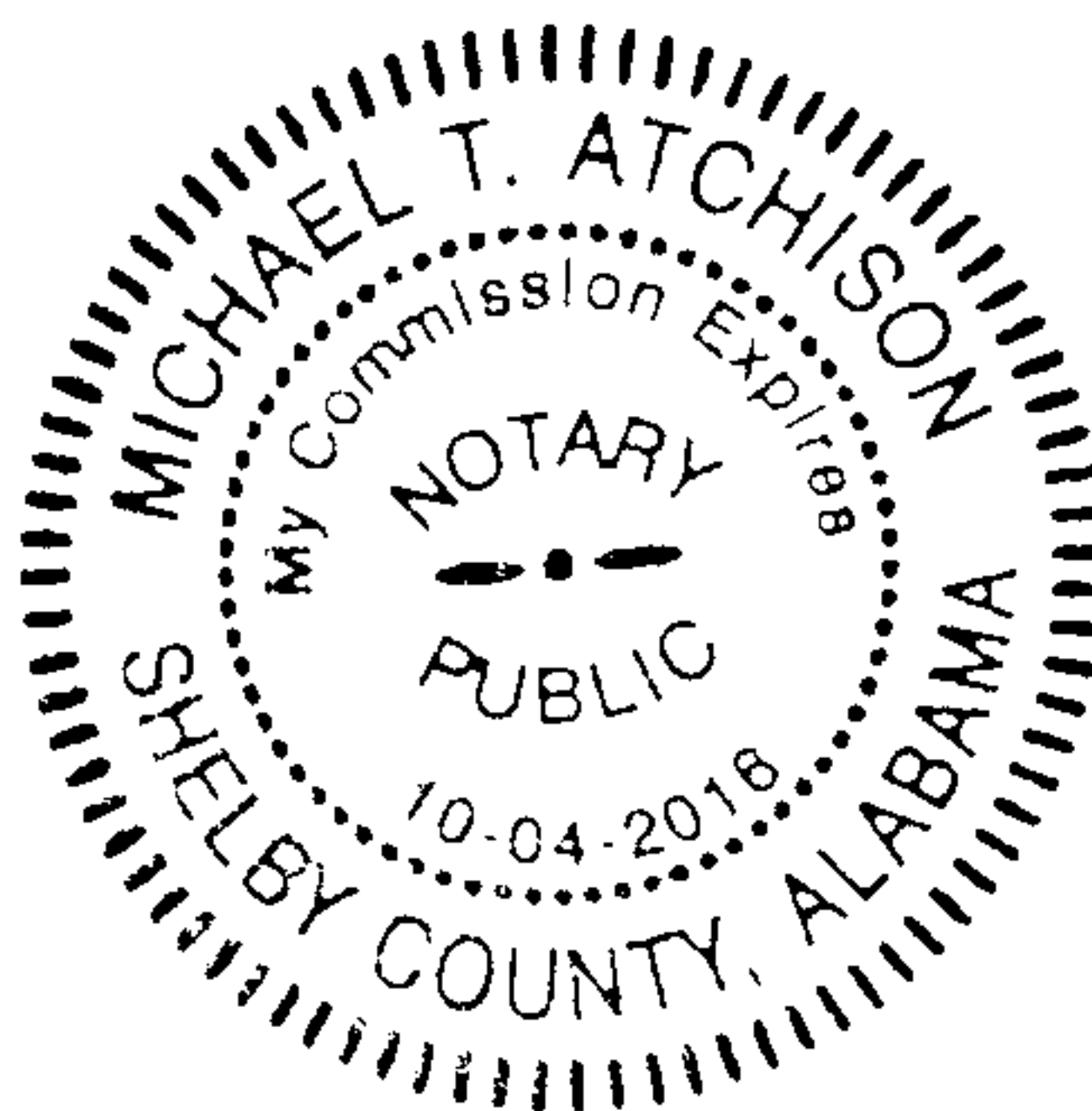


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 3 West, Being described as follows;


Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said section; said point being a rebar found; thence run to a northerly direction along West boundary of said 1/4-1/4 section 1330.45 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said section; said point being a rebar found and the Point of Beginning of the property herein described; thence deflect left 87 degrees 49 minutes 58 seconds and run in a westerly direction along the south boundary of said 1/4-1/4 section 1280.22 feet to intersection with the easterly right of way of Stamps Junction; thence turn an interior angle of 92 degrees 09 minutes 26 seconds and run to the right in a northerly direction along said easterly right of way 326.22 feet; thence turn an interior angle of 87 degrees 22 minutes 33 seconds and run to the right, leaving said right of way, in a easterly direction 1280.49 feet to intersection with the East line of said Northeast 1/4 of Southwest 1/4; thence turn an interior angle of 92 degrees 39 minutes 15 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section 315.78 feet to the POINT OF BEGINNING.

TRACT 2:

A parcel of land situated in the West 1/2 of the Southeast 1/4 of Section 1, Township 22 South, Range 3 West, being described as follows;

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said section, said point being a rebar found; thence run in a westerly direction along South boundary of said 1/4-1/4 section for a distance of 1318.39 feet to the southwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 92 degrees 16 minutes 10 seconds and run to the right in a northerly direction along the West line of said 1/4-1/4 section for a distance of 1330.45 feet to the Northwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 180 degrees 01 minutes 12 seconds and run to the left in a northerly direction along the West line of the Northeast 1/4 of the Southeast 1/4 of said section for a distance of 730.46 feet to a rebar found; thence turn an interior angle of 87 degrees 49 minutes 14 seconds and run to the right in an easterly direction for a distance of 1166.85 feet to a rebar found; thence turn an interior angle of 271 degrees 13 minutes 47 seconds and run to the left in a northerly direction for a distance of 442.45 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc., on the southerly right of way of Shelby County Highway 22; said point being in the arc of a curve to the right having a central angle of 6 degrees 36 minutes 00 seconds, a radius of 993.20 feet and forming an interior angle of 58 degrees 06 minutes 44 seconds to tangent of said curve from last described course; thence run along the arc of said curve and along said right of way in a southeasterly direction 114.41 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc.; thence run tangent to said curve along said right of way in a southeasterly direction 64.76 feet to intersection with the East line of the Northwest 1/4 of the Southeast 1/4 of said section; thence turn an interior angle of 129 degrees 25 minutes 31 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section and leaving said right of way for a distance of 1070.96 feet to the Southeast corner of said 1/4-1/4 section, said point being a rebar found; thence turn an interior angle of 180 degrees 00 minutes 34 seconds and run to the left in a southerly direction along the East line of the Southwest 1/4 of the Southeast 1/4 of said section for a distance of 1332.16 feet to the POINT OF BEGINNING.

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	BUCK HILL LAND & TIMBER COMPANY, LTD.	Grantee's Name	Western Properties, LLC 50% and Western REI, LLC 50% undivided interest
Mailing Address	<u>10300 N Central Expressway</u> <u>Suite 206</u> <u>AL Dallas, TX 75231</u>	Mailing Address	<u>P.O. Box 3610</u> <u>AL Hueytown AL 35023</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>August 05, 2016</u>
		Total Purchase Price	<u>\$400,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 August 05, 2016

Print BUCK HILL LAND & TIMBER COMPANY, LTD.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1