

  
20160923000348270 1/4 \$2980.50  
Shelby Cnty Judge of Probate, AL  
09/23/2016 01:20:13 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND  
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**SOURCE OF TITLE: INST. #20160810000285320**

**STATE OF ALABAMA        )  
                                      )  
COUNTY OF SHELBY        )**

Send Tax Notice to:  
Rainsway, LLC  
P.O. Box 531335  
Birmingham, Alabama 35253

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**EMILY JONES RUSHING**, a married woman,  
whose mailing address is **P.O. Box 531335, Birmingham, Alabama 35253**,

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**RAINSWAY, LLC**, an Alabama limited liability company,  
whose mailing address is **P.O. Box 531335, Birmingham, Alabama 35253**,

(herein referred to as "Grantee"), the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; said Property having a **property address of 3190 Indian Crest Drive, Pelham, Alabama 35124**, and an **Assessor's Market Value of \$2,956,090.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 10 5 15 0 002 053.000)], to-wit:

**See Exhibit "A," attached hereto and made a part hereof, for the legal description of the Property.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Shelby County, AL 09/23/2016  
State of Alabama  
Deed Tax: \$2956.50



**This conveyance is made subject to the following:**

1. Ad valorem taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, dedications, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting said Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said Property.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, in fee simple forever.

**NOTE:** The Property herein conveyed is **NOT** the homestead of the Grantor or the Grantor's spouse.

**- Remainder of Page Intentionally Left Blank -  
Signature Page of Grantor Follows -**



21 IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on this the day of September, 2016.

GRANTOR:

Emily Jones Rushing  
Emily Jones Rushing



20160923000348270 3/4 \$2980.50  
Shelby Cnty Judge of Probate, AL  
09/23/2016 01:20:13 PM FILED/CERT

STATE OF ALABAMA       )  
                                      )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Emily Jones Rushing, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of September, 2016.

{ SEAL }

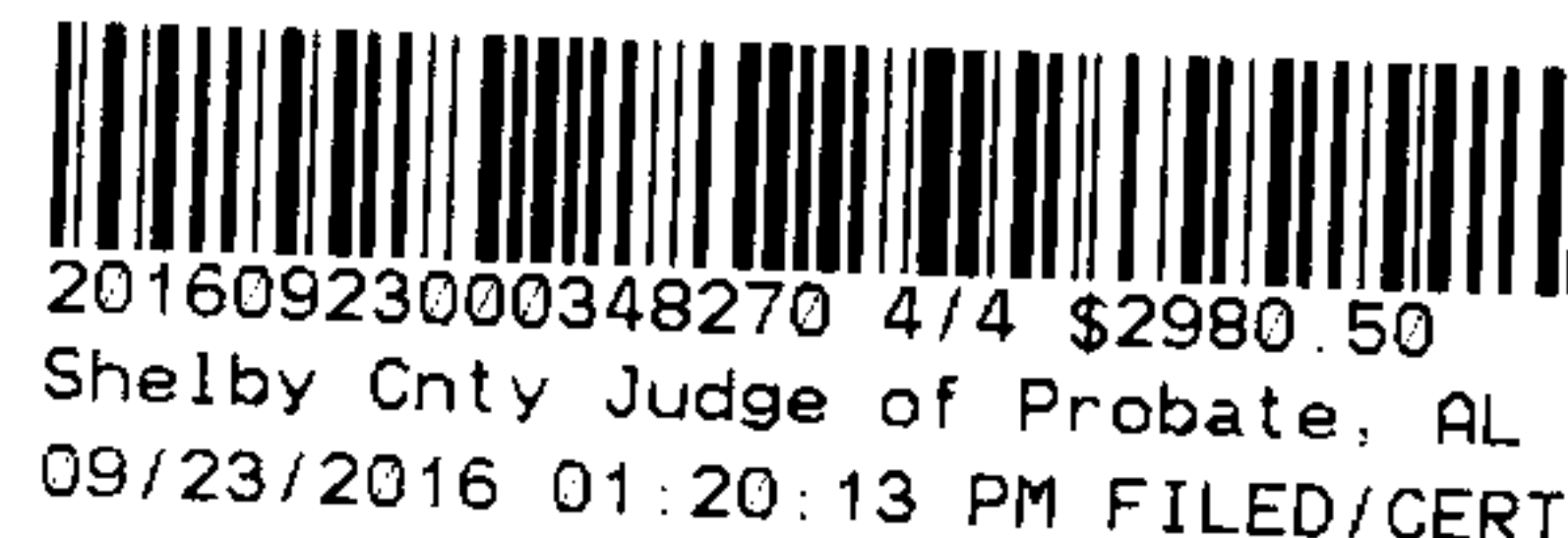
Kimberly Swift  
Notary Public                      My Commission Expires 05/02/2019  
My Commission Expires: \_\_\_\_\_

**This instrument prepared by:**  
Craig M. Stephens, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P. O. Box 55727  
Birmingham, Alabama 35255-5727



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**



Part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , part of the W $\frac{1}{2}$  of SE $\frac{1}{4}$ , and part of the E $\frac{1}{2}$  of SW $\frac{1}{4}$ , all in Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, said parts being more particularly described as follows:

From the Southeast corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 15, run North along the East line of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , for 341.21 ft., thence right 90°11' and East for 227.67 feet to a point in the center of the old Birmingham-Columbiana Road, said point being the point of beginning of the land herein conveyed:

Thence from said point of beginning turn an angle of 180° and run West for 2546.66 feet, to the center of a road, thence right 85°06' and Northerly along said road for 230.4 feet, thence right 21°25' and Northerly along said road for 617.31 feet to an intersection with Indian Crest Drive, thence right 41°34' and Northeasterly along Indian Crest Drive for 249.09 feet, thence left 9°45' and Northeasterly for 167.92 feet to the point of curve of a curve to the left, said curve having a central angle of 33°23' and a radius of 318.23 feet, thence along the arc of said curve for 185.39 feet, thence Northeasterly along a line tangent to said curve for 183.64 feet to the point of curve of a curve to the right, said curve having a central angle of 31°42' and a radius of 151.81 feet, thence along the arc of said curve to the right for 83.99 feet, thence Northeasterly along a line tangent to said curve for 260.06 feet to the point of curve of a curve to the right, said curve having a central angle of 24°33' and a radius of 470.17 feet, thence along the arc of said curve to the right for 201.63 feet, thence Northeasterly along a line tangent to said curve for 145.2 feet, thence left 18°24' and Northeasterly for 104.4 feet to the centerline of the Caldwell Mill Road, thence right 90° and Southeasterly along the center line of the Caldwell Mill Road for 1925.7 feet to the point of curve of a curve to the right, said curve having a radius of 1432.7 feet, thence along the arc of said curve (said arc being the centerline of Caldwell Mill Road) for 255 feet to an intersection with the centerline of the old Birmingham-Columbiana Road, thence right and South along the centerline of said old Birmingham-Columbiana Road for 111.4 feet to the point of beginning. Containing 66.4 acres, more or less, subject to the existing road right of way.

Subject to and excepting minerals underlying that portion of subject property that lies within the E $\frac{1}{2}$  of SW $\frac{1}{4}$  and NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West, with mining rights and privileges thereto belonging; and

Subject to right of way to Shelby County recorded in Deed Book 216, Page 9, in Probate Office of Shelby County, Ala.

Situated in Shelby County, Alabama.