

THIS INSTRUMENT Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, AL 35226

Send Tax Notice To:
Forty-Three Investments, LLC
228 Hawthorn Street
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

20161116000421290 1/3 \$1306.50
Shelby Cnty Judge of Probate: AL
11/16/2016 10:56:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Million, Two Hundred Eighty-Five thousand, Two hundred Fifty and 00/100 Dollars (\$1,285,250.00), 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 the Grantee herein, the receipt whereof is acknowledged, Ralph Mitchell and Renee M. Mitchell, as Trustees under the Mitchell Living Trust dated September 1, 2009, herein referred to as Grantors, whose mailing address is P.O. Box 490, Ocean Springs, MS, 39566 (whether one or more), grant, bargain, sell and convey unto Forty-Three Investments, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242, the following described real estate, situated in Shelby County, Alabama, the address of which is 1130 Highway 467, Vincent, AL 35178, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2017 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Any part of subject property lying within any road right-of-way; and (4) Mineral and mining rights not owned by the Grantor.

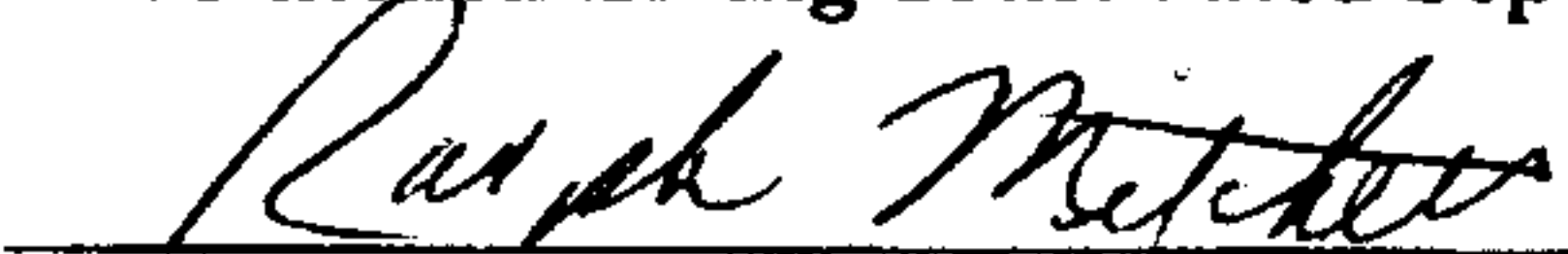
Ralph Mitchell and Renee M. Mitchell are all of the Trustees under the Mitchell Living Trust dated September 1, 2009 and have full power and authority to execute this conveyance.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of November, 2016.

The Mitchell Living Trust dated September 1, 2016


Ralph Mitchell, Trustee

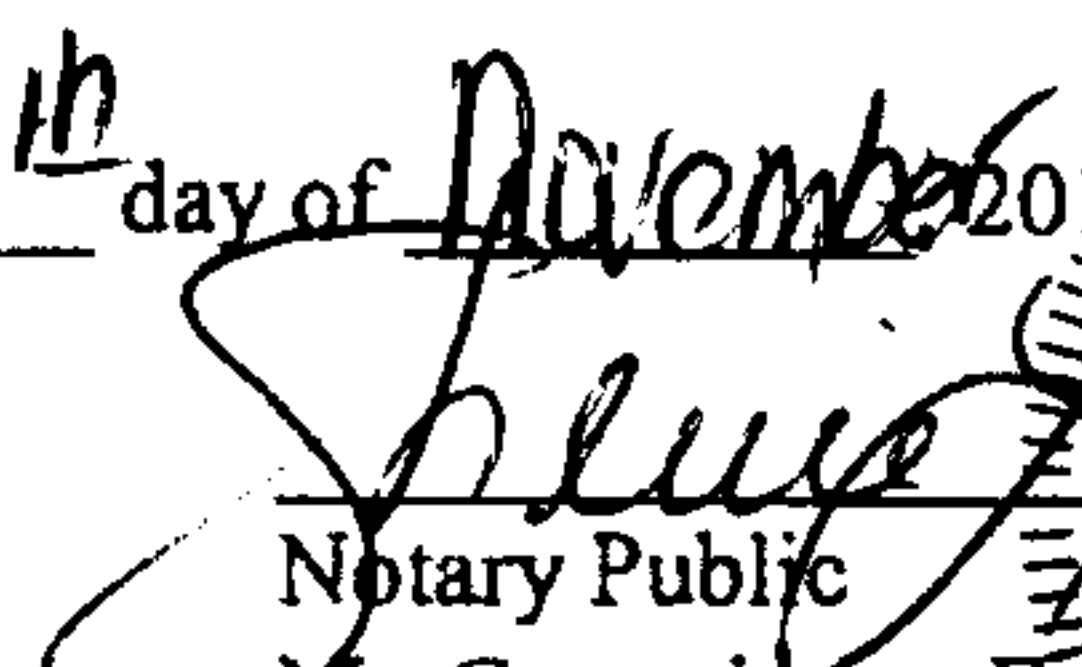
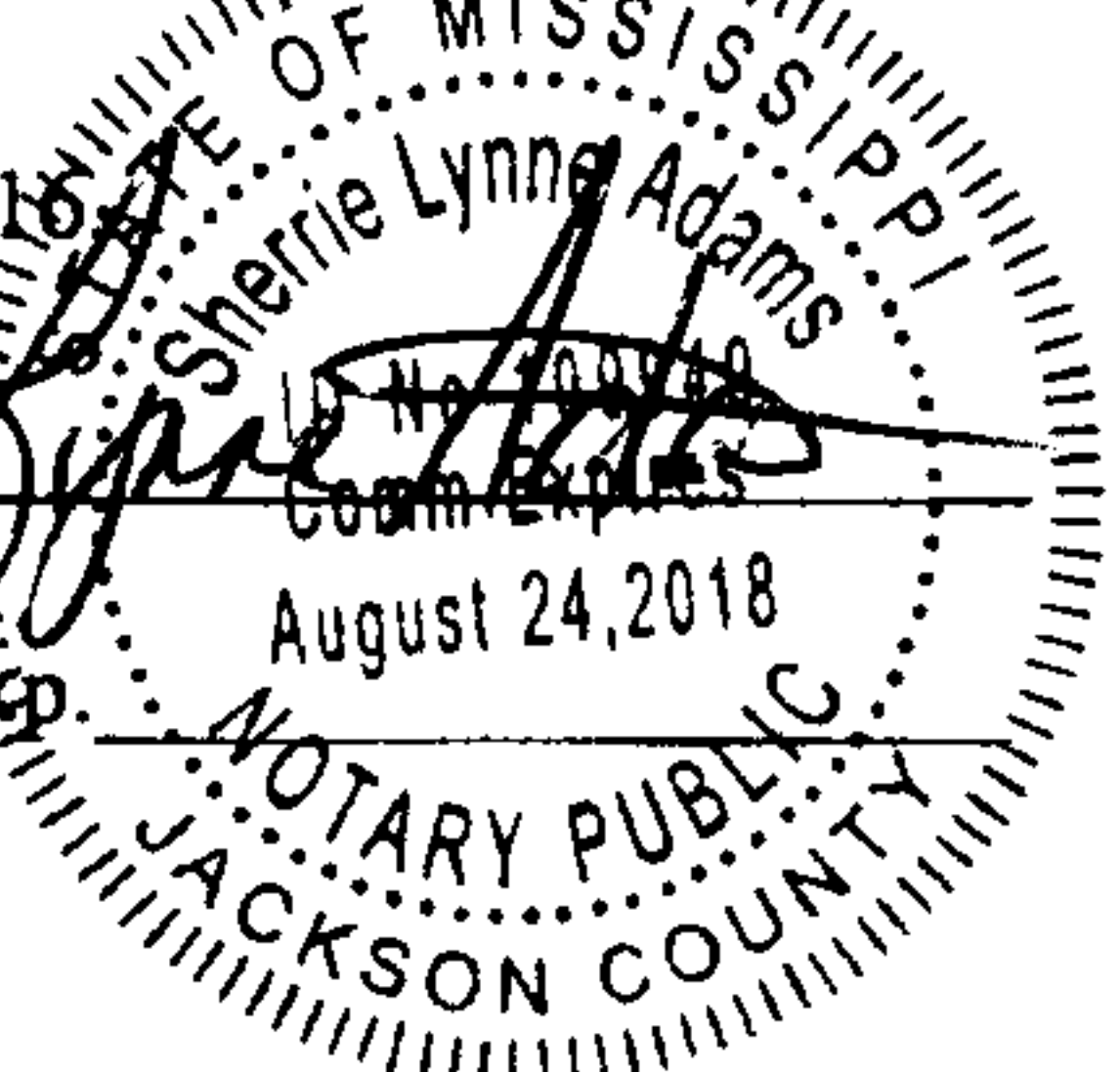

Renee M. Mitchell, Trustee

Shelby County, AL 11/16/2016
State of Alabama
Deed Tax: \$1285.50

STATE OF ~~Mississippi~~)
~~HARRIS~~ COUNTY)

I, the undersigned, a Notary Public in and for said State, hereby certify that Ralph Mitchell and Renee M. Mitchell, whose names as Trustees of the Mitchell Living Trust, are signed to the foregoing conveyance and who are known to me, acknowledged before me this day that, being informed of the conveyance, they, in their capacity as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2016.


Notary Public
My Commission Exp. August 24, 2018


~~EXHIBIT A~~
~~LEGAL DESCRIPTION~~
EXHIBIT 'A' MITCHELL TO FORTY TIMES
LEGAL DESCRIPTION

Parcel I:

A parcel of land situated in Section 4, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the NE ¼ of the NW ¼ of above said Section 4, said point being the point of beginning; thence North 88 degrees 26 minutes 32 seconds East, a distance of 1316.61 feet to the NE corner of the NE ¼ of the NW ¼ of above said Section 4; thence North 86 degrees 41 minutes 48 seconds East a distance of 1290.30 feet to the NW corner of the NE 1/4 of the NE 1/4 of above said Section 4; thence North 89 degrees 55 minutes 21 seconds East a distance of 236.82 feet to the westerly R.O.W. line of Shelby County Highway 467; thence South 06 degrees 59 minutes 51 seconds East a distance of 613.04 feet to a curve to the right, having a radius of 1869.85, a central angle of 39 degrees 52 minutes 07 seconds and subtended by a chord which bears South 12 degrees 55 minutes 39 seconds West and a chord distance of 1275.02 feet; thence along the arc of said curve and said R.O.W. line, a distance of 1301.11 feet; thence South 32 degrees 51 minutes 43 seconds West and along said R.O.W. line a distance of 408.49 feet to a curve to the left, having a radius of 2630.55, a central angle of 12 degrees 05 minutes 38 seconds and subtended by a chord which bears South 26 degrees 41 minutes 03 seconds West and a chord distance of 554.22 feet; thence along the arc of said curve and said R.O.W. line a distance of 555.25 feet; thence South 88 degrees 51 minutes 41 seconds West and leaving said R.O.W. line a distance of 766.67 feet to the SE corner of the SE 1/4 of the NW ¼ of above said Section 4; thence South 87 degrees 36 minutes 46 seconds West a distance of 1325.88 feet to the SW corner of the SE ¼ of the NW ¼ of above said Section 4; thence North 02 degrees 58 minutes 45 seconds West a distance of 1324.79 feet to the SW corner of the NE ¼ of the NW ¼ of above said Section 4; thence North 00 degrees 00 minutes 00 seconds East a distance of 1326.52 feet to the point of beginning.

Parcel II:

A parcel of land situated in Sections 3 and 4, Township 19 South, Range 2 East and Sections 33 and 34, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 574.19 feet to the point of beginning; thence South 89 degrees 55 minutes 21 seconds West a distance of 451.00 feet to the Easterly R.O.W. line of Shelby County Highway 467; thence South 06 degrees 59 minutes 51 seconds East and along said R.O.W. line a distance of 603.34 feet to a curve to the right, having a radius of 1949.85, a central angle of 39 degrees 52 minutes 07 seconds and subtended by a chord which bears South 12

ALTA Commitment (6-17-06)
Schedule A

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SCHEDULE A
(continued)

degrees 55 minutes 40 seconds West and a chord distance of 1329.57 feet; thence along the arc of said curve and said R.O.W. line a distance of 1356.78 feet; thence South 32 degrees 51 minutes 43 seconds West and along said R.O.W. line a distance of 408.49 feet to a curve to the left, having a radius of 2550.55, a central angle of 11 degrees 21 minutes 52 seconds and subtended by a chord which bears South 26 degrees 59 minutes 10 seconds West and a chord distance of 505.07 feet; thence along the arc of said curve and said R.O.W. line a distance of 505.90 feet; thence North 89 degrees 02 minutes 44 seconds East and leaving said R.O.W. line a distance of 456.11 feet to the NE corner of the NE ¼ of the SE ¼ of above said Section 4; thence South 02 degrees 01 minutes 26 seconds East, a distance of 1340.24 feet to the SW corner of the NE ¼ of the SE ¼ of above said Section and the Northerly R.O.W. line of Autumn Drive; thence North 87 degrees 51 minutes 34 seconds East and along said R.O.W. line a distance of 954.07 feet to a curve to the left having a radius of 666.45, a central angle of 33 degrees 25 minutes 23 seconds and subtended by a chord which bears North 66 degrees 50 minutes 39 seconds East and a chord distance of 383.28 feet; thence along the arc of said curve and said R.O.W. line a distance of 308.77 feet; thence North 01 degrees 35 minutes 41 seconds West and leaving said R.O.W. line a distance of 968.64 feet; thence North 88 degrees 06 minutes 36 seconds East a distance of 743.32 feet; thence North 18 degrees 52 minutes 22 seconds East a distance of 250.05 feet; thence North 88 degrees 09 minutes 26 seconds East a distance of 1315.88 feet to the Westerly R.O.W. line of Southern Railroad; thence North 05 degrees 58 minutes 40 seconds West and along said R.O.W. line a distance of 273.23 feet to a curve to the left having a radius of 2058.66, a central angle of 39 degrees 59 minutes 56 seconds and subtended by a chord which bears North 25 degrees 48 minutes 55 seconds West and a chord distance of 1408.17 feet; thence along the arc of said curve and said R.O.W. line a distance of 1437.18 feet; thence North 45 degrees 55 minutes 41 seconds West and along said R.O.W. line a distance of 2019.55 feet; thence South 61 degrees 29 minutes 04 seconds West and leaving said R.O.W. line a distance of 799.81 feet to the point of beginning.

ALSO AND INCLUDING 1 10' ingress/egress easement, as recorded in Inst. No. 20130827000350380, in the Office of the Judge of Probate of Shelby County, Alabama and shown on plat.


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