

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Gallant Lake, LLC
120 Bishop Circle Pelham AL
35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS, (\$525,000.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Thomas W. Horn, An unmarried man, whose mailing address is 1614 Powder Plant Road, Bessemer, AL 35022** (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto **Gallant Lake, LLC, whose mailing address is 120 Bishop Circle, Pelham, AL 35124** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Jefferson County, Alabama, to-wit:**

A parcel of land situated in the NE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped pipe at the NW corner of the SW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; thence N 89°29'14" E along the north line of said 1/4-1/4 section a distance of 710.79 feet to a 3" capped pipe; thence N 00°00'34" E along the west line of the S 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4 of said section a distance of 347.27 feet to a 3" capped pipe; thence N 89°28'25" E along the north line of said 1/2-1/4-1/4-1/4 section a distance of 630.07 feet to a 3" capped pipe; thence S 00°02'02" W along the east line of the NW 1/4 of the NE 1/4 of said section a distance of 346.98 feet to a 3" capped pipe; thence S 68°36'52" E and passing through a 1" open pipe and a 3" open pipe a distance of 1056.89 feet to a rebar capped EDG on the northwesterly right-of-way of Shelby County Highway 13, said point also being a point on a non-tangent curve to the right having a central angle of 02°12'02" and a radius of 1392.39 feet, said curve subtended by a chord bearing S 74°41'29" W and a chord distance of 53.47 feet; thence along the arc of said curve and along said right-of-way a distance of 53.48 feet to a concrete monument; thence S 75°47'30" W along said right-of-way a distance of 1007.06 feet to a rebar capped EDG said point also being the point of curve to the left having a central angle of 39°26'42" and a radius of 878.48 feet, said curve subtended by a chord bearing S 56°04'09" W and a chord distance of 592.91 feet; thence along the arc of said curve and along said right-of-way a distance of 604.78 feet to a rebar capped EDG; thence N 60°15'36" W leaving said right-of-way a distance of 309.55 feet to a axle; thence S 89°44'24" W a distance of 534.79 feet to a rebar capped EDG on the west line of the SW 1/4 of the NE 1/4 of said section; thence N 00°06'04" W along the west line of said 1/4-1/4 section a distance of 814.07 feet to the POINT OF BEGINNING. Said parcel of land contains 37.07 acres, more or less.

Source of Title: Instrument No. 1993-35079, Shelby County, Alabama
Property Address: 37 Acres, Highway 13, Helena, AL 35080

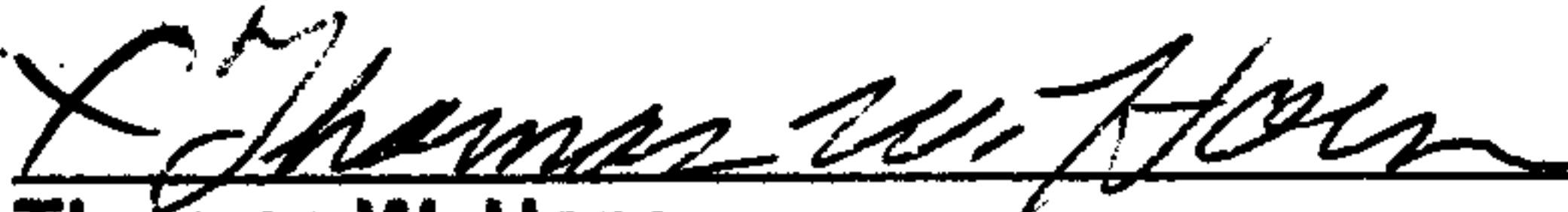
Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$472,500.00 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

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

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

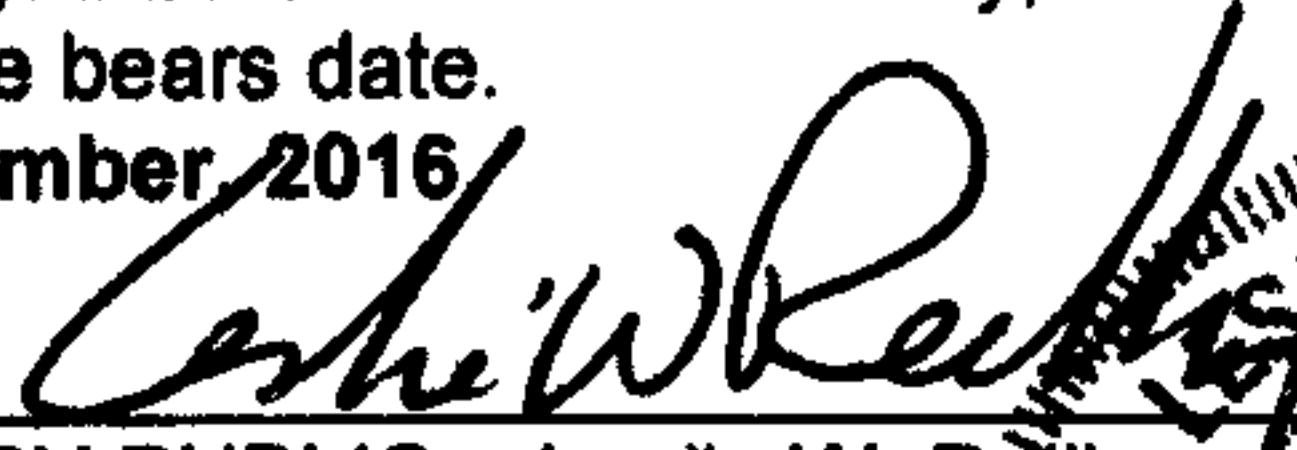
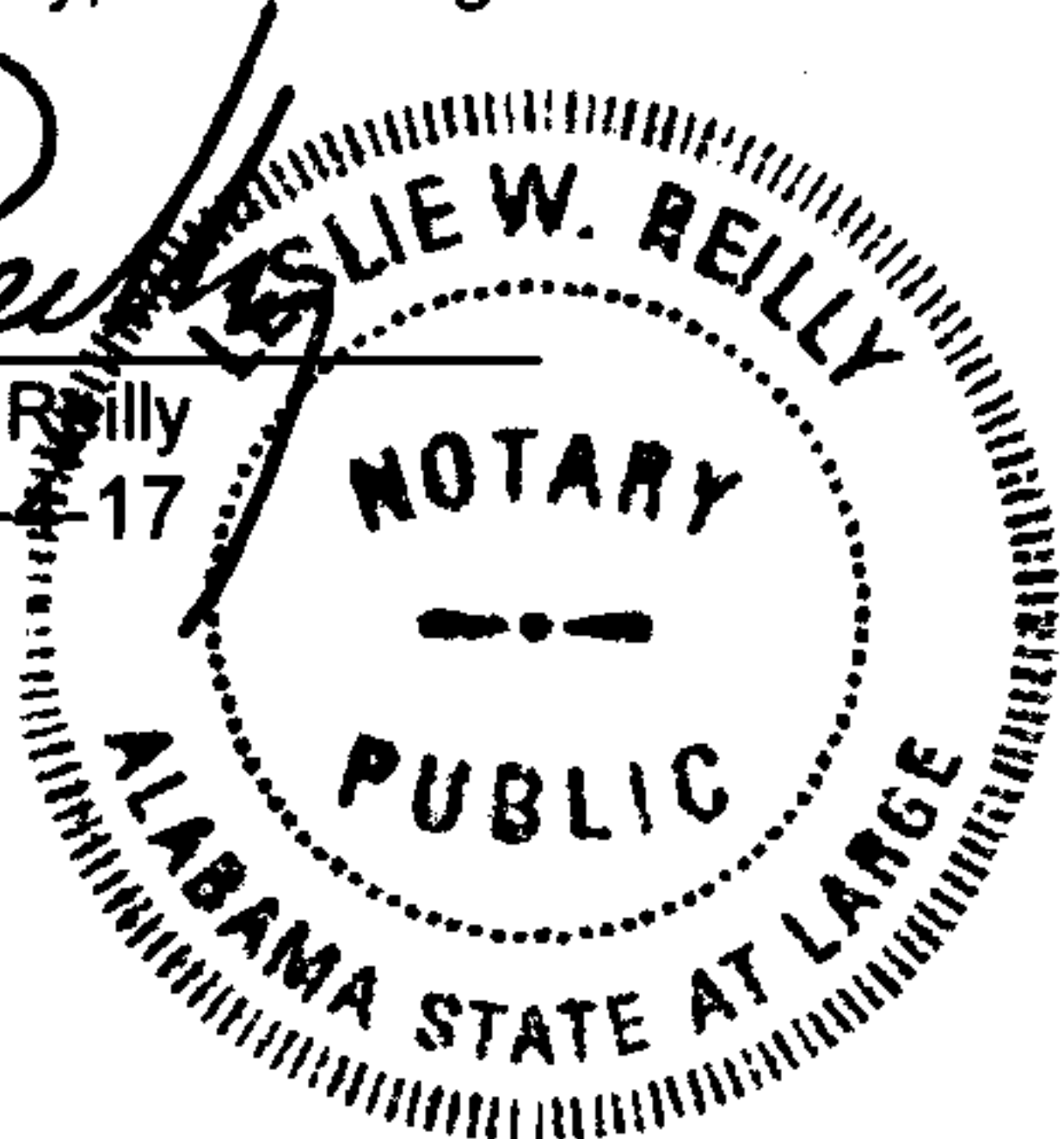
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 14 day of **December, 2016**.



Thomas W. Horn

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Thomas W. Horn, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 14th day of December, 2016


NOTARY PUBLIC – Leslie W. Reilly
My Commission Expires: 2-17-17



20161227000470020 1/1 \$67.50
Shelby Cnty Judge of Probate, AL
12/27/2016 03:16:13 PM FILED/CERT

Shelby County, AL 12/27/2016
State of Alabama
Deed Tax: \$52.50