

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
D & R Norris, LLC
998 Hwy 36
Lawley, AL 36793-7141

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Twenty-Eight Thousand Eight Hundred Thirty-Two and 00/100 (\$628,832.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cornerstone Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **D & R Norris, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

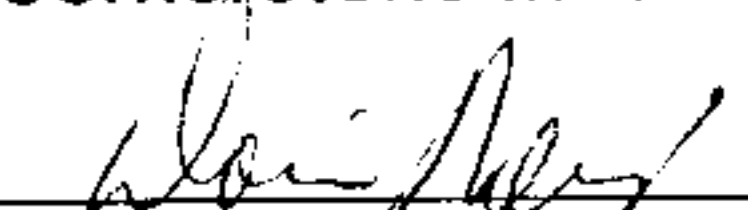
\$500,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.


AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **15th** day of **December, 2016**.

Cornerstone Investments, LLC


Donnie Norris, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20170104000002560 1/4 \$153.00
Shelby Cnty Judge of Probate, AL
01/04/2017 10:28:21 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donnie Norris, whose name as Member of Cornerstone Investments, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2016.


NOTARY PUBLIC
My Commission Expires: 06-02-2019



Shelby County, AL 01/04/2017
State of Alabama
Deed Tax: \$129.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

AUCTION PROPERTY #1:

The Northeast Quarter of the Southwest Quarter;
The West 400 feet of the East Half of the Southeast Quarter of the Northwest Quarter;
The South 60 feet of the West Half of the Northeast Quarter of the Northwest Quarter; and
The South 60 feet of the West 400 feet of the East Half of the Northeast Quarter of the Northwest Quarter,
all in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama.

Together with a non-exclusive right of way over and across that certain 50-foot wide right of way for ingress, egress, and utilities, previously conveyed to the City of Calera, Alabama, as recorded in Instrument #20040226000099540, in Probate Office.

AUCTION PROPERTY #2:

PARCEL I:

A parcel of land situated in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

The North 1/2 of the Southeast Quarter of said Section 36;

The Southwest Quarter of the Northeast Quarter of said Section 36; and

The East 1/2 of the Southeast Quarter of the Northwest Quarter, less and except the West 400 feet thereof.

PARCEL II:

All that portion of the Northwest Quarter of the Northwest Quarter lying Southeast of the right of way line of Alabama Highway No. 70, in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama.

Also, a parcel of land more particularly described as follows:

Begin at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 2 West; thence run North along the West line of Gulf States Paper Company Property on the East for a distance of 352.50 feet to a 2 1/2-inch capped iron pipe; thence turn an angle to the left of 75 degrees 57 minutes 24 seconds and run in a Northwesterly direction along the Gordon-Luck property line on the North for a distance of 1,196.64 feet to a 12-inch white oak tree (1972) as an agreed on property corner; thence turn an angle to the left of 37 degrees 07 minutes 55 seconds and run in a Southwesterly direction along the Luck and Gordon property line on the North for a distance of 188.54 feet to a 5/8-inch iron pin found on the West line of the Northwest Quarter of the Northeast Quarter of said Section 36; thence continue in a Southwesterly direction along the line with Luck and Gordon property line on the North for a distance of 113.01 feet to a 1-inch by 2-inch iron rail; thence turn an angle to the right of 52 degrees 36 minutes 26 seconds and run in a Northwesterly direction along the Luck and Gordon property line for a distance of 412.06 feet to a 3/4-inch iron pin; thence turn an angle to the right of 62 degrees 06 minutes 54 seconds and run in a Northerly direction along the Luck and Gordon property line for a distance of 194.39 feet to a 5/8-inch iron pin on the South right of way line of State Highway No. 70; thence run in a Southwesterly direction along the South line of said State Highway No. 70 for a distance of 950.83 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 36; thence run South along the West line of said Quarter-Quarter Section for a distance of 489.36 feet to a 2 1/2-inch capped iron at the Southwest corner of said Quarter-Quarter Section; thence turn an angle to the left of 88 degrees 41 minutes 00 seconds and run East along the South line of said Quarter-Quarter Section and also along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36 for a distance of 2,670.24 feet to a 2 1/2-inch capped iron pipe at the point of beginning.

LESS AND EXCEPT the South 60 feet of the West 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36; and the South 60 feet of the West 400 feet of the East 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36.



PARCEL 3:

All NW 1/4 of NW 1/4 of Section 36, Township 21 South, Range 2 West, lying North of State Highway #70; and the West 889.52 feet of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 2 West, lying North of State Highway #70.

Situated in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama as recorded in Real Book 147, page 64, in Probate Office.

LESS AND EXCEPT that parcel previously conveyed to Highway 70 Properties, LLC, an Alabama limited liability company, as recorded in Instrument #20100510000146770, in Probate Office, being more particularly described as follows:

PARCEL 1:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 997.90 feet to a point; thence run South 28 degrees 08 minutes 40 seconds East a distance of 514.30 feet to a set rebar corner and the point of beginning of the property being described; thence continue South 61 degrees 51 minutes 20 seconds West, a distance of 90.00 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 332.92 feet; thence North 65 degrees 01 minute 27 seconds East, a distance of 325.36 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 350.90 feet; thence South 61 degrees 51 minutes 20 seconds West a distance of 235.00 feet to the POINT OF BEGINNING.

There is a 30.0 foot wide easement along the East side of the subject property, the centerline of which is described as follows:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 1,306.99 feet to a point in the centerline of a thirty foot wide easement and the point of beginning of the easement being described: thence run South 33 degrees 25 minutes 50 seconds East a distance of 377.08 feet to a point; thence run South 20 degrees 08 minutes 40 seconds East a distance of 209.77 feet to a point; thence run South 24 degrees 22 minutes 02 seconds East a distance of 139.08 feet to the intersection of the centerline of said easement with the northerly right of way line of Shelby County Highway No. 70 and the end of required easement.

According to the survey of Joseph E. Conn, Jr. Alabama Licensed PLS #9049, dated January 10, 2004.



20170104000002560 3/4 \$153 00
Shelby Cnty Judge of Probate, AL
01/04/2017 10:28:21 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cornerstone Investments, LLC

Grantee's Name D & R Norris, LLC

Mailing Address 3235 Hwy 119
Montevallo, AL 35115

Mailing Address 998 Hwy 36
Lawley, AL 36793-7141

Property Address 224 Acres Hwy 70
Calera, AL 35043

Date of Sale December 15, 2016

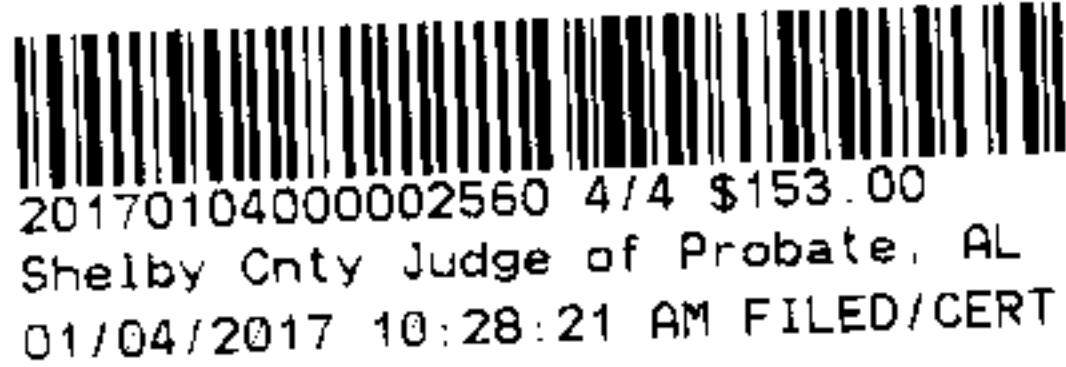
Total Purchase Price \$ 628,832.00

or

Actual Value \$

or

Assessor's Market Value \$



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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - property tax redemption |
| <input checked="" 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 or 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).

Cornerstone Investments, LLC

Date _____

Print By: Donnie Norris, Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW