

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Alaufacture, LLC
2900 Highway 280, Ste 300
Birmingham, AL 35223
Attn: William D. McWane

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **GENE ERNEST, and wife, BARBARA ERNEST** (collectively, "Grantor"), in hand paid by **ALAFACURE, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, their heirs and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Gene and Barbara Ernest	Alaufacture, LLC
P.O Box 1630	2900 Highway 280, Ste 300
Calera, AL 35040	Birmingham, AL 35223
	Attn: William D. McWane

Property Address:	N/A
Date of Sale:	January 13, 2017
Total Purchase Price:	\$35,000.00
The Purchase Price can be verified in:	☒ Closing Statement

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of January 12, 2017.

GRANTOR:

Gene Ernest
GENE ERNEST

Barbara Ernest
BARBARA ERNEST

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gene Ernest, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2017.

Carlene R. Hadaway
Notary Public

AFFIX SEAL

MY COMMISSION EXPIRES DECEMBER 10, 2017

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Barbara Ernest, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2017.

Carlene R. Hadaway
Notary Public

AFFIX SEAL

MY COMMISSION EXPIRES DECEMBER 10, 2017

My commission expires: _____

This Instrument Prepared By:

Drew Dolan
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618


20170120000024300 3/5 \$62.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Description of the Property

Lots 1, 2, 3, 4, 5, 6, 7 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 224, and Lots 1, 2, 3, 4, 5, 6, 7 and 8, in Block 225, all according to J.H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.


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Exhibit B

Exceptions

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto pursuant to that certain Deed dated November 16, 1984, and recorded in Official Records Book 9, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama.
3. Rights of Way granted to Alabama Power Company as recorded in Official Records Book 222, Page 418, Official Records Book 291, Page 384, Official Records Instrument No. 1992-8051, Official Records Book 51, Page 1, and Official Records Book 48, Page 589, in the Office of the Judge of Probate, Shelby County, Alabama.
4. Easement granted to South Central Bell Telephone Company as recorded in Official Records Book 21, Page 306, in the Office of the Judge of Probate, Shelby County, Alabama.
5. Resolution of vacation of Alleyways as recorded in Official Records Instrument No. 1999-17333, and any easements which may exist under land vacation by said resolution as recorded in Official Records Instrument No. 1999-17333, in the Office of the Judge of Probate, Shelby County, Alabama.
6. Resolution of vacation of Alleyways as recorded in Official Records Instrument No. 1995-09798, and any easements which may exist under land vacation by said resolution as recorded in Official Records Instrument No. 1995-09798, in the Office of the Judge of Probate, Shelby County, Alabama.


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