

PROPERTY ADDRESS:

150 Lakeshore Drive
Shelby, AL 35143
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

PELTOWN REALTY, LLP
P. O. Box 1688
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE MILLION and 00/100 Dollars (\$1,000,000.00) pursuant to the Commercial Sales Contract by and between the parties herein, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **BRET A. ZABRANSKY and wife, PAULA R. ZABRANSKY**, whose mailing address is 5321 Spring Creek Road, Montevallo, Alabama 35115 (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **PELTOWN REALTY, LLP, an Alabama limited liability partnership**, whose mailing address is P. O. Box 1688, Pelham, Alabama 35124 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

See Exhibit A attached hereto for legal description.

SUBJECT TO:

1. Taxes and assessments for the year 2017 and subsequent years not yet due and payable.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 167, Page 107, in the Probate Office of Shelby County, Alabama.
3. Easement to South Central Bell as recorded in Deed Book 334, Page 215, in said Probate Office.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Real Record 220, Page 692, in said Probate

Office.


5. Flood rights acquired by Alabama Power Company by virtue of instruments recorded in Deed Book 242, Page 378; and deed Book 248, Page 117, in said Probate Office.
6. Rights of other parties in and to the use of the easement as reserved in Real Book 220, Page 692, in said Probate Office.
7. Release of liability as shown in deed recorded in Real Record 389, Page 629, in said Probate Office.
8. Restrictive covenants and conditions as recorded in Deed Book 254, Page 16, in said Probate Office.
9. Flood rights acquired by Alabama Power Company in condemnation proceedings in 1912, as shown in Final Record 7, Page 1, and agreement entered into between L. D. Hand and wife, and Alabama Power Company shown in Deed Book 48, Page 565; Deed Book 48, Page 337; and Deed Book 57, Page 102; and as acquired by Alabama Power Company by instrument recorded in Deed Book 242, Page 378 in said Probate Office.
10. Transmission line permits to Alabama Power Company as recorded in Deed Book 167, Page 107; and deed Book 277, Page 156, in said Probate Office.
11. Right of way to Shelby County as recorded in Deed Book 227, Page 154, in said Probate Office.


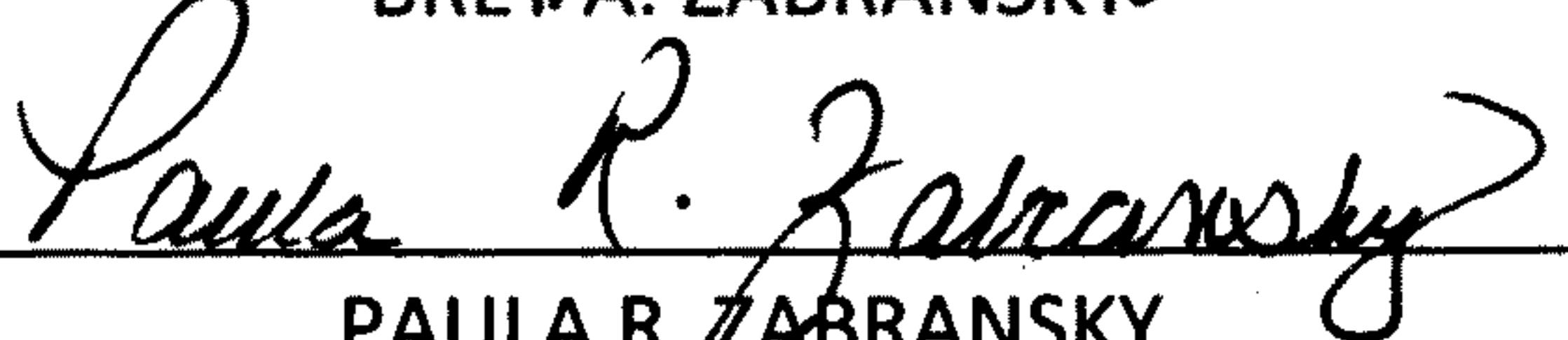
GRANTOR Paula R. Zabransky and Paula A. Zabransky are one and the same person.

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

Grantors hereby covenant and agree with Grantee, its successors and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 14th day of February, 2017.

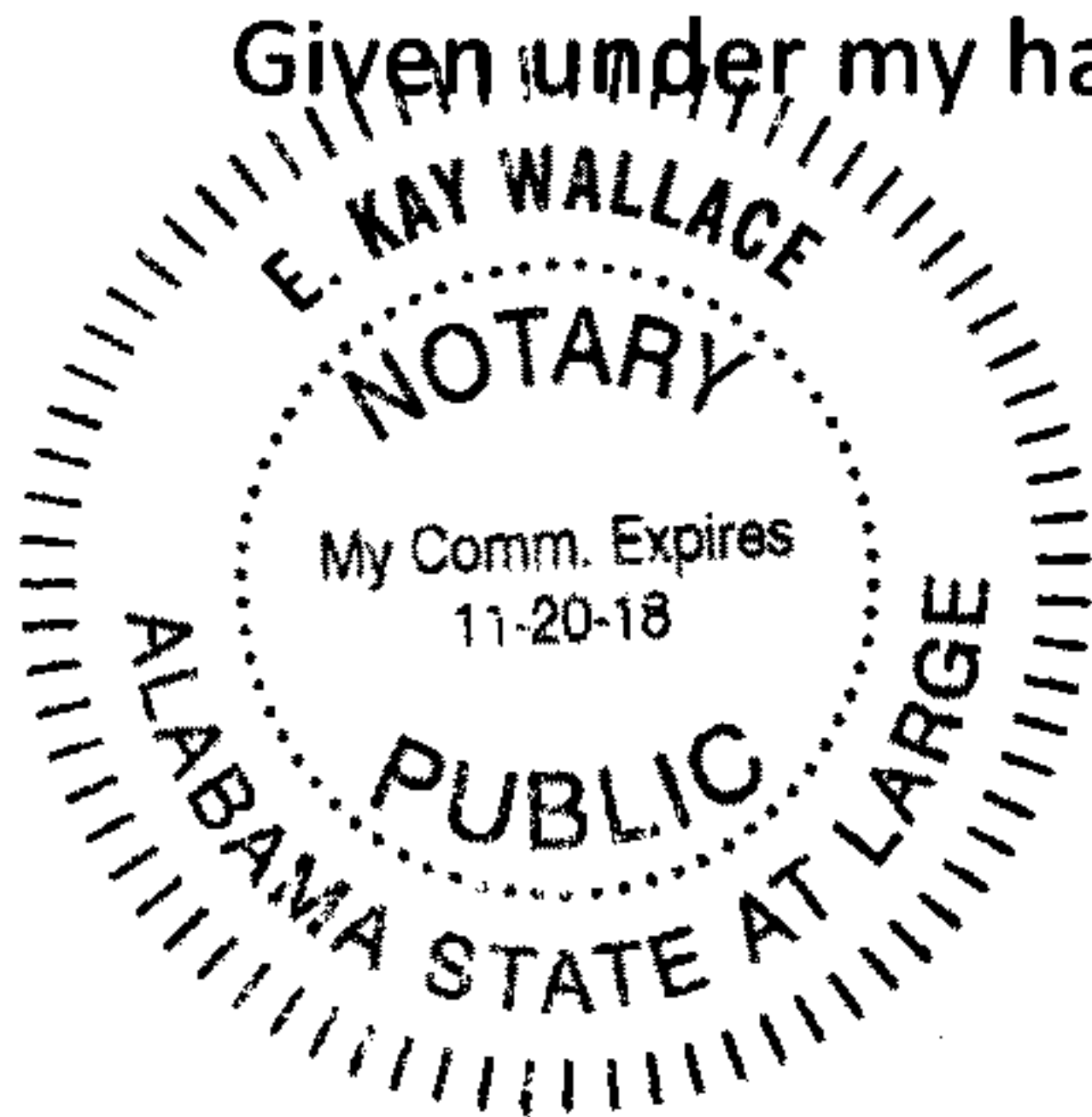

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BRET A. ZABRANSKY

PAULA R. ZABRANSKY

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Bret A. Zabransky and wife, Paula R. Zabransky, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2017.



E. Kay Wallace

NOTARY PUBLIC

My commission expires: 11/20/2018

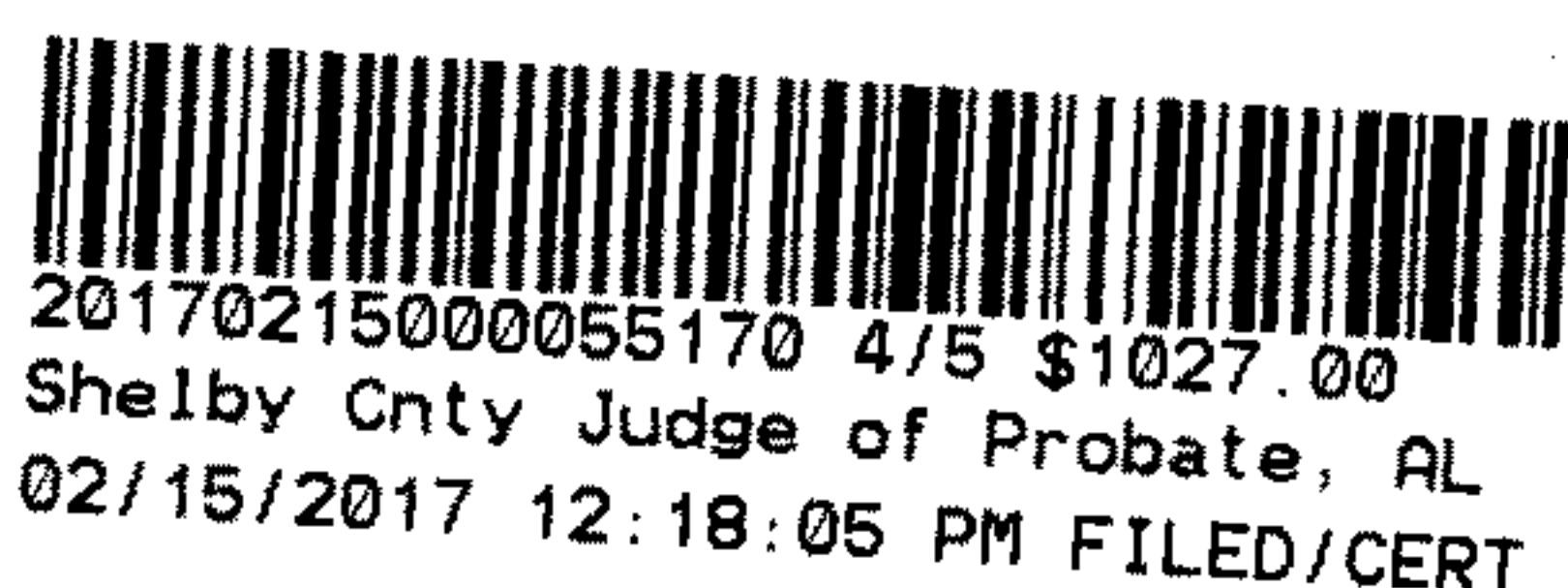


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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1: Commence at a 1/2" pipe in place being the Southwest corner of the Southeast one-fourth of the Northeast one-fourth of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 01° 08' 43" West along the West boundary of said quarter-quarter section for a distance of 212.60 feet to a 1/2" pipe in place; thence proceed North 88° 37' 44" East for a distance of 290.96 feet to a point on the East right-of-way of Lakeshore Drive (Shelby County Road No. 413); thence proceed North 07° 38' 03" West along the East right-of-way of said road for a distance of 173.63 feet to its point of intersection with the Southerly right-of-way of South River Drive; thence proceed Northeasterly along a concave right having delta angle of 74° 14' 07" and a radius of 13.20 feet for chord bearing and distance of North 29° 29' 00" East, 15.93 feet; thence proceed North 66° 38' 45" East along the Southerly right-of-way of South River Drive for a distance of 124.60 feet; to a 1" pipe in place; thence proceed South 19° 59' 45" East for a distance of 336.02 feet to a 1" capped pipe in place; thence proceed South 30° 08' 57" East for a distance of 115.64 feet to a 1/2" rebar in place; thence proceed North 58° 26' 29" East along the Northerly boundary of Lot No. 59 of the Lacoosa Estates as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 5 at Page 35 for a distance of 185.40 feet to a 3/4" pipe in place being located on the Westerly right-of-way of South River Drive; thence proceed South 31° 22' 34" East along the Westerly right-of-way of said road for a distance of 103.05 feet to the P. C. of a concave curve left having a delta angle of 22° 27' 51" and a radius of 278.32 feet; thence proceed Southeasterly along the curvature of said curve and along the Westerly right-of-way of said road for a chord bearing and distance of South 42° 36' 29" East, 108.42 feet to the P. T. of said curve; thence proceed South 54° 54' 53" East along the Westerly right-of-way of said road for a distance of 10.44 feet to a 1/4" rebar in place; thence proceed South 37° 08' 29" West along the Southerly boundary of Lot No. 60 of the above described subdivision for a distance of 190.92 feet to a 1" rebar in place; thence proceed North 61° 35' 24" West along the Westerly boundary of said Lot No. 60 for a distance of 141.39 feet to a 1/2" rebar in place; thence proceed South 35° 05' 52" West for a distance of 79.14 feet to a 1/2" rebar in place; thence proceed South 31° 23' 25" West for a distance of 137.64 feet to a 1/2" capped rebar in place (Survconn), said point being located on the Northerly right-of-way of said South River Drive; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave left having a delta angle of 23° 05' 56" and a radius of 221.87 feet for a chord bearing and distance of North 85° 53' 41" West, 88.84 feet to the P. T. of said curve; thence proceed South 82° 24' 45" West along the Northerly right-of-way of said road for a distance of 40.41 feet to its point of intersection with the Easterly right-of-way of Lakeshore Drive; thence proceed Northwesterly along a concave curve right having a delta angle of 89° 57' 10" and a radius of 10.00 feet for a chord bearing and distance of North 52° 36' 40" West, 14.14 feet; thence proceed North 07° 38' 03" West along the Easterly right-of-way of said Lakeshore Drive for a distance of 519.31 feet to the point of beginning.


The above described land is located in the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 13, Township 24 North,



Range 15 East, Shelby County, Alabama contains 4.71 acres. The above described land includes Lots 59 and 60, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, Judge of Probate, Shelby County, Alabama.

PARCEL NO. 2: Commence at a 1/2" pipe in place being the Southwest corner of the Southeast one-fourth of the Northeast one-fourth of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama said point being the point of beginning. From this beginning point proceed North 01° 08' 43" West along the West boundary of said quarter-quarter section for a distance of 212.60 feet to a 1/2" pipe in place; thence proceed North 81° 09' 23" West for a distance of 302.29 feet to an axle in place being located on the Easterly right-of-way of Shelby County Road No. 71; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 24° 59' 56" and a radius of 1105.10 feet for a chord bearing and distance of North 34° 14' 59" East, 478.36 feet to the P. T. of said curve; thence proceed North 89° 04' 29" East for a distance of 20.00 feet to a 1" rebar in place; thence proceed North 00° 56' 44" West for a distance of 83.03 feet to a 1" rebar in place to its point of intersection with the Westerly right-of-way of Lakeshore Drive (Shelby County Road No. 413); thence proceed North 89° 49' 17" East along the Southerly right-of-way of said road for a distance of 63.22 feet to a 1" rebar in place to the P. C. of a concave curve right having a delta angle of 59° 41' 03" and a radius of 236.56 feet; thence proceed Southeasterly along the Westerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 37° 30' 38" East, 235.43 feet to the P. T. of said curve; thence proceed South 07° 40' 04" East along the Westerly right-of-way of said road for a distance of 870.94 feet (set 1/2" rebar); thence proceed North 71° 59' 01" West for a distance of 24.73 feet (set 1/2" rebar); thence proceed North 03° 58' 24" West for a distance of 169.03 feet; thence proceed North 07° 46' 49" West for a distance of 209.03 feet; thence proceed South 86° 54' 17" West for a distance of 116.74 feet; thence proceed South 04° 11' 30" East for a distance of 141.42 feet; thence proceed South 04° 42' 16" West for a distance of 145.90 feet; thence proceed South 29° 02' 34" West for a distance of 26.71 feet; thence proceed South 69° 42' 02" West for a distance of 73.22 feet; thence proceed North 85° 56' 37" West for a distance of 32.10 feet; thence proceed North 04° 26' 11" West for a distance of 117.68 feet to a 1" rebar in place; thence proceed North 01° 13' 05" West for a distance of 150.50 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Northeast one-fourth in Section 13, Township 24 North, Range 15 East, Shelby County, Alabama and contains 5.73 acres.


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