

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:

LSA AL I, LLC

PO Box 43873

Vestavia, AL 35243

BHM1700051

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170227000067620

02/27/2017 02:21:23 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Thirty Two Thousand Five Hundred and 00/100 Dollars (\$532,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Kyle Andrew Woodfin and Elizabeth Woodfin f/k/a Elizabeth Adams, husband and wife**, whose mailing address is 757 Forest Lakes Dr., Sterrett, AL 35147 (hereinafter referred to as "Grantor"), by **LSA AL I, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The grantor, Elizabeth Woodfin is one and the same person as Elizabeth Adams, Grantee in that certain deed recorded in Instrument No. 20150220000054370 and Instrument No. 20150220000054230.

\$545,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

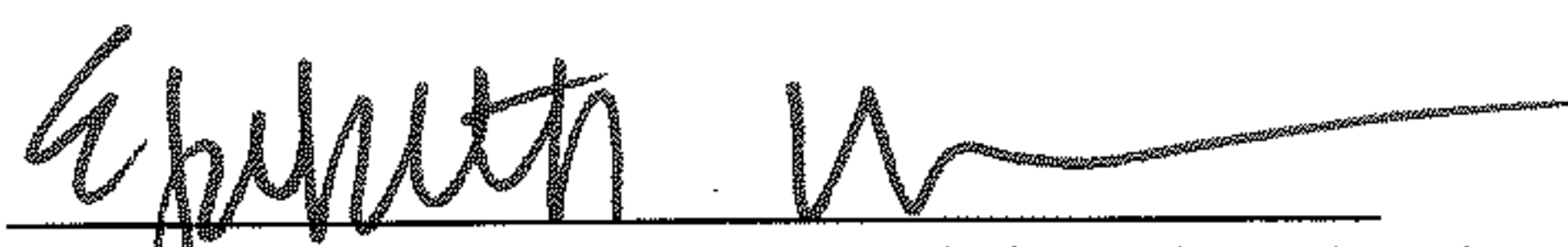
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 24th day of February, 2017.



Kyle Andrew Woodfin




Elizabeth Woodfin f/k/a Elizabeth Adams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyle Andrew Woodfin and Elizabeth Woodfin f/k/a Elizabeth Adams, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 24th day of February, 2017.

(Notary Seal)



Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019



EXHIBIT "A"

PARCEL 1:

A Parcel of land situated in Section 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at an axle found at the SW Corner of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 02° 00' 04" W, a distance of 1327.89' to a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 1329.07' to a RCF cap; thence N 87° 25' 06" E, a distance of 329.92' to the NE Corner of above said SW 1/4 of the SE 1/4 of Section 22 to a RCF cap; thence continue along the last described course, a distance of 678.53' to on iron pin set; thence S 01° 52' 52" E, a distance of 2657.45' to an iron pin set; thence S 87° 26' 17" W, a distance of 659.48' to the POINT OF BEGINNING. Said Parcel containing 40.67 acres, more or less.

PARCEL 2:

A Parcel of land situated in Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 87° 26' 26" W, a distance of 330.10' to a cap rebar; thence N 02° 34' 27" W, a distance of 917.00'; thence N 87° 26' 26" E, a distance of 475.14'; thence S 02° 33' 55" E, a distance of 917.00'; thence S 87° 26' 26" W, a distance of 144.90' to the POINT OF BEGINNING. Said Parcel containing 10.00 acres, more or less.

ALSO AND INCLUDING a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 87° 25' 06" W, a distance of 329.92'; thence S 02° 34' 27" E, a distance of 412.07'; thence N 87° 26' 26" E, a distance of 343.24' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 17° 29' 44" E, a distance of 278.50'; thence N 23° 02' 10" E, a distance of 266.77'; thence N 31° 18' 48" E, a distance of 501.96'; thence N 21° 25' 30" E, a distance of 632.27'; thence N 32° 55' 49" E, a distance of 112.49'; thence N 66° 33' 42" E, a distance of 547.85'; thence N 87° 19' 39" E, a distance of 334.21'; thence N 89° 01' 31" E, a distance of 574.57'; thence S 81° 59' 33" E, a distance of 81.93'; thence N 88° 53' 53" E, a distance of 1034.01' to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2017 02:21:23 PM
\$22.00 CHERRY
20170227000067620

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.