

STATE OF ALABAMA

COUNTY OF SHELBY

20170301000070160 1/4 \$99.00  
Shelby Cnty Judge of Probate, AL  
03/01/2017 10:17:21 AM FILED/CERT

This deed prepared by:  
Jason E. Spinks  
3360 Davey Allison Blvd  
Hueytown, AL 35023

**Warranty Deed**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SEVENTY FIVE THOUSAND DOLLARS AND 00/100( \$75,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Allen W. McClure and Esther V. McClure**, a married couple, (hereinafter the "Grantor"), hereby releases, quitclaims, grants, sells, and conveys to **Buckhaven Whitetail Breeders, LLC**, (hereinafter the "Grantee"), all of their rights, title, and interest and claim in or to that certain parcel of property situated in Shelby County, Alabama, more particularly described as:

See Exhibit "A"

TO HAVE AND TO HOLD to the said Grantee forever. This property is not the homestead of the Grantors.

Given under Grantor's hand and seal, this 28th day of February, 2017.

**GRANTORS:**



**Allen W. McClure**



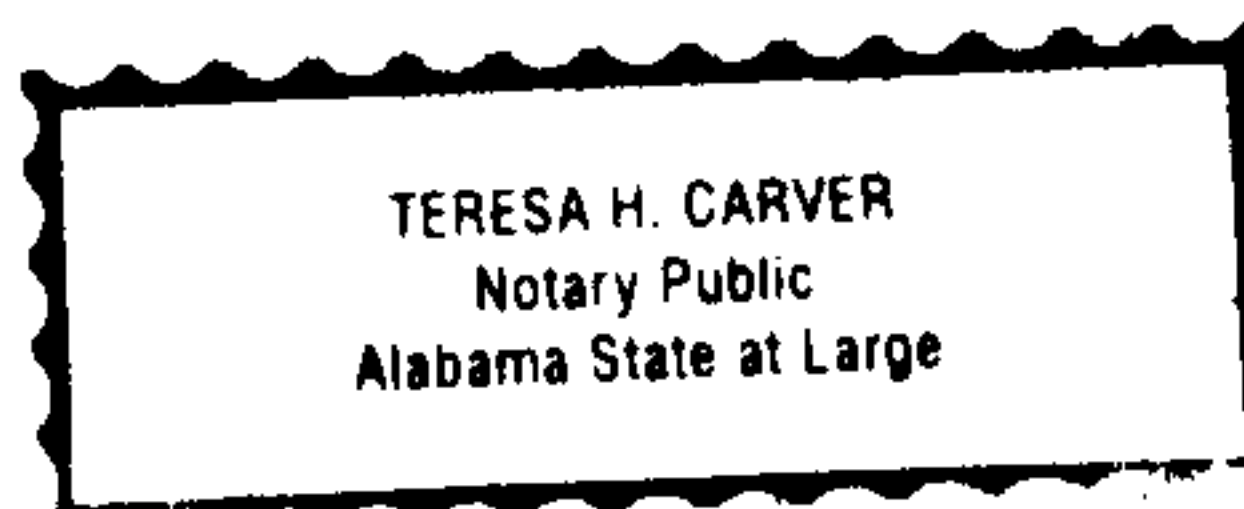
**Esther V. McClure**

Shelby County, AL 03/01/2017  
State of Alabama  
Deed Tax: \$75.00

ATTEST 28<sup>th</sup> day February, 2017

STATE OF ALABAMA

COUNTY OF SHELBY




My Commission Expires  
October 18, 2020

I, Teresa H. Carver, a Notary Public in and for said County and State hereby certify that Allen W. McClure, whose name appears, is signed to the foregoing instrument and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date).

Given under my hand and official seal on February 28, 2017.

My commison expires: My Commission Expires  
October 18, 2020

ATTEST \_\_\_\_\_

  
20170301000070160 2/4 \$99.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA

COUNTY OF SHELBY

I, Teresa H. Carver, a Notary Public in and for said County and State hereby certify that Esther V. McClure, whose name appears, is signed to the foregoing instrument and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date).

Given under my hand and official seal on February 28, 2017.

TERESA H. CARVER  
Notary Public  
Alabama State at Large

My commison expires: My Commission Expires  
October 18, 2020

**EXHIBIT "A"**

Commence at the Southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the south line of said Section 24, 531.28 feet to a point thence 91 degrees 35 minutes left and run northerly 509.0 feet to the point of beginning of the property being described; thence 88 degrees 35 minutes left and run westerly 171.28 feet to a point; thence 43 degrees 37 minutes left and run southerly 446.17 feet to a point on the waters edge of Reed Creek (contour line); thence 46 degrees 23 minutes left and run along waters edge 23.55 feet to a point; thence 43 degrees 0 minutes left and continue along waters edge 69.04 feet to a point; thence 88 degrees 30 minutes left and run northeasterly 589.24 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO INCLUDES A 1985 MODEL 60 X 24 DOUBLE WIDE MOBILE HOME SERIAL # 767687676B



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# Real Estate Sales Validation Form

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

Grantor's Name Allen + Esther McClure  
Mailing Address 979 Meriwether Lane  
Calera, AL 35040

Grantee's Name Buckhaven Whitetail Breeders, Ltd  
Mailing Address 1259 Valley St Ste 500  
Montevallo, AL 35115

Property Address 50 Reed Creek Lane  
Shelby, AL  
35143

Date of Sale 2/28/17  
Total Purchase Price \$ 75,000.00



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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)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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).

Date 3/1/17

Print Jason E. Sprinkles

Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1