

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Lake Martin Investment Group, LLC  
1888 Point Windy Drive  
Jackson's Gap, AL 36861

**STATE OF ALABAMA**

**20170504000154260**

**05/04/2017 10:01:21 AM**

**COUNTY OF SHELBY**

**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **BRIAN D. YOUNGBLOOD and LISA YOUNGBLOOD, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **LAKE MARTIN INVESTMENT GROUP, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 27th day of April, 2017.

  
\_\_\_\_\_  
**BRIAN D. YOUNGBLOOD**

  
\_\_\_\_\_  
**LISA YOUNGBLOOD**


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **BRIAN D. YOUNGBLOOD and LISA YOUNGBLOOD**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/30/2021

**EXHIBIT "A"**

A parcel of land located in the South half of the Northeast  $\frac{1}{4}$  of Section 6, Township 22 South, Range 2 West being more particularly described as follows: Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, Page 90 in the Judge of Probate of Shelby County, Alabama; thence a deflection angle right from the last described course of 86 degrees 07 minutes 59 seconds in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heaven Family Subdivision a distance of 1325.96 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an angle to the right from the last described course of 94 degrees 03 minutes 23 seconds in an Easterly direction and along said right of way line a distance of 278.19 feet; thence an angle to the right from the last described course of 85 degrees 30 minutes 21 seconds in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course 89 degrees 33 minutes 44 seconds in an Easterly direction a distance of 5.35 feet to the point of beginning; thence an exterior angle to the right from the last described course of 90 degrees 00 minutes 00 seconds in a Northerly direction a distance of 90.45 feet; thence an interior angle to the left from the last described course of 105 degrees 06 minutes 44 seconds in a Northeasterly direction a distance 190.34 feet; thence an interior angle to the left from the last described course in a Southeasterly direction a distance of 47.65 feet to the beginning of a curve to the left having a radius of 50.00 feet and a central angle of 35 degrees 55 minutes 38 seconds; thence in a Southeasterly direction along said curve and tangent to last described course an arc distance of 31.35 feet; thence an interior angle to the left from the chord of last described curve of 107 degrees 57 minutes 49 seconds in a Southwesterly direction a distance of 142.98 feet; thence an interior angle to the left from the last described course of 109 degrees 43 minutes 26 seconds in a Northwesterly direction a distance of 130.39 feet to the point of beginning.

Also a proposed temporary driveway ingress and egress more particularly described as follows: Commence at the NW corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, Page 90 in the Office of the Judge of Probate of Shelby County, Alabama; thence a deflection angle right from the last described course of 86 degrees 07 minutes 59 seconds in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heaven Family Subdivision a distance of 1325.98 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an angle to the right from the last described course of 94 degrees 03 minutes 23 seconds in an Easterly direction and along said right of way line a distance of 278.19 feet; thence an angle to the right from the last described course of 85 degrees 30 minutes 21 seconds in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course of 89 degrees 33 minutes 44 seconds in an Easterly direction a distance of 5.35; thence an angle to the left from the last described course of 160 degrees 45 minutes 48 seconds in a Southeasterly direction a distance of 130.39 feet; thence an angle to the right from the last described course of 109 degrees 43 minutes 26 seconds in a Northeasterly direction a distance of 68.00 feet to the point of beginning of herein described temporary driveway ingress and egress easement; thence continue along the last described course a distance of 25.74 feet; thence an interior angle to the left from the last described course of 129 degrees 00 minutes 00 seconds in an Easterly direction a distance of 87.86 feet; thence an interior angle to the left from the last described course of 90 degrees 46 minutes 13 seconds in a Southeasterly direction a distance of 20.00 feet; thence an interior angle to the left from the last described course of 89 degrees 13 minutes 47 seconds in a Westerly direction a distance of 104.33 feet to the point of beginning.

**PARCEL NUMBER: 28-3-06-0-001-018.004**



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20170504000154260 05/04/2017 10:01:21 AM DEEDS 3/3

Grantor's Name	Brian D. Youngblood	Grantee's Name	Lake Martin Investment
Mailing Address	Lisa Youngblood	Mailing Address	Group, LLC
			1888 Point Windy Dr.
			Jackson's Gap, AL 36861
Property Address	9461 Highway 22	Date of Sale	04/27/2017
	Montevallo, AL 35115	Total Purchase Price \$	220,000.00
		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
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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.

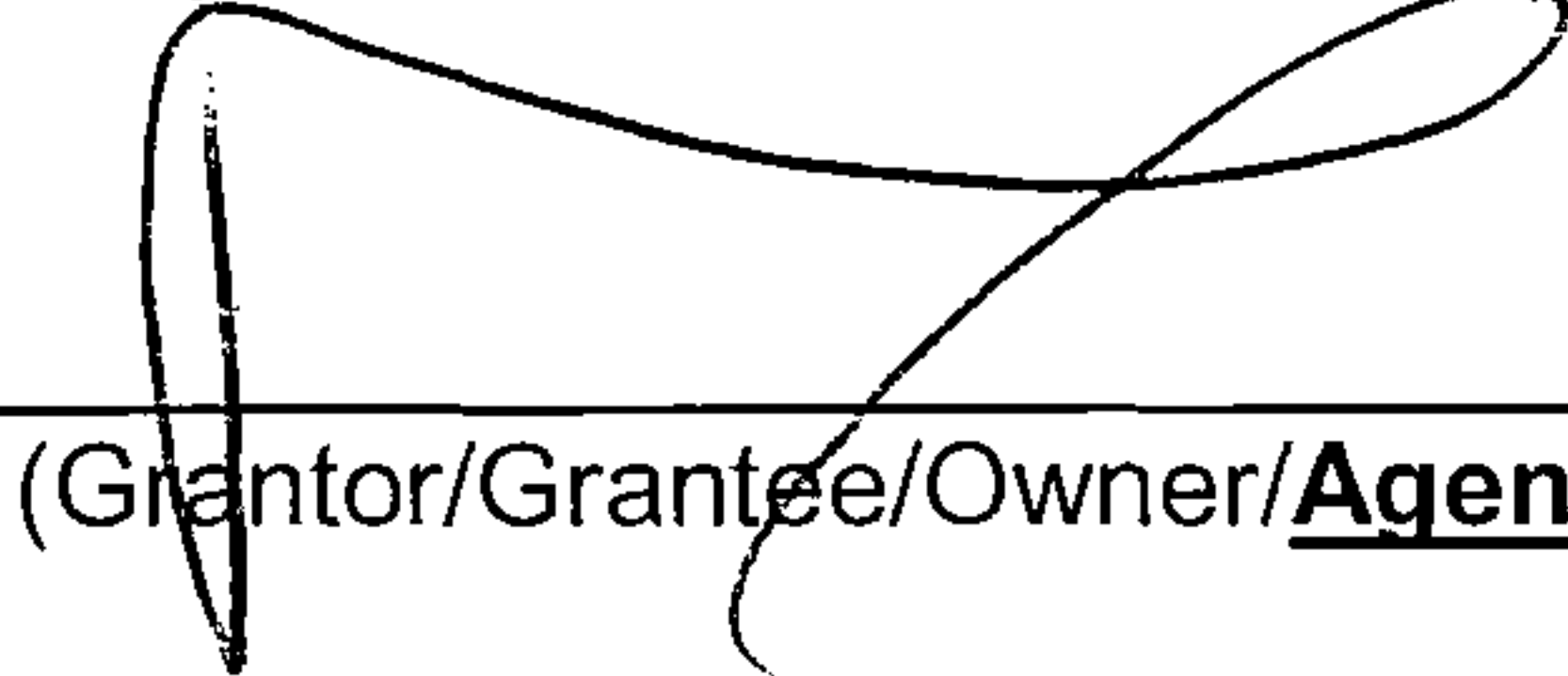
Date of Sale - the date on which interest to the property was conveyed.

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).

Date		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2017 10:01:21 AM  
\$241.00 CHERRY  
20170504000154260

