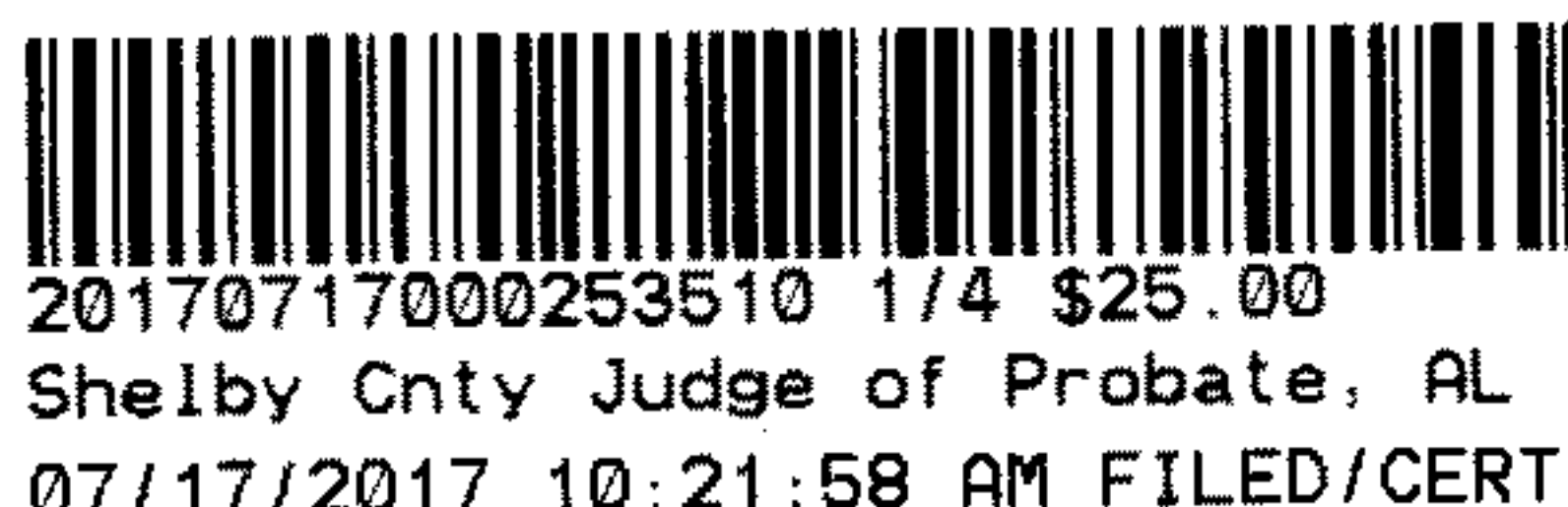


This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 1  
Birmingham, AL 35223

Send Tax Notice To:  
SB Homes, LLC  
215 Narrows Parkway Suite C  
Birmingham, AL 35242



STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Thousand and No/100 Dollars (\$500,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned, **Mega Builders, Inc., an Alabama corporation** and **Robert L. Clark and Janice Creel Clark, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **SB Homes, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description.**

Subject To:

1. Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017
2. Existing covenants and restrictions, easements, building lines as shown by recorded map.
3. Easement to Alabama Gas Corporation, as recorded in Instrument 20140328000088520.
4. Easement recorded in Deed Volume 311, Page 18; Real 75, Page 899 and Real 75, Page 903.

Janice Creel Clark is one and the same person as Janice E. Clark.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors, assigns, executors and administrators, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors, assigns, executors and administrators, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this the 6th day of July, 2017.

Mega Builders, Inc.

By:   
Robert L. Clark  
Its: President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert L. Clark, whose name as President of Mega builders, Inc., s signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2017.

NOTARY PUBLIC

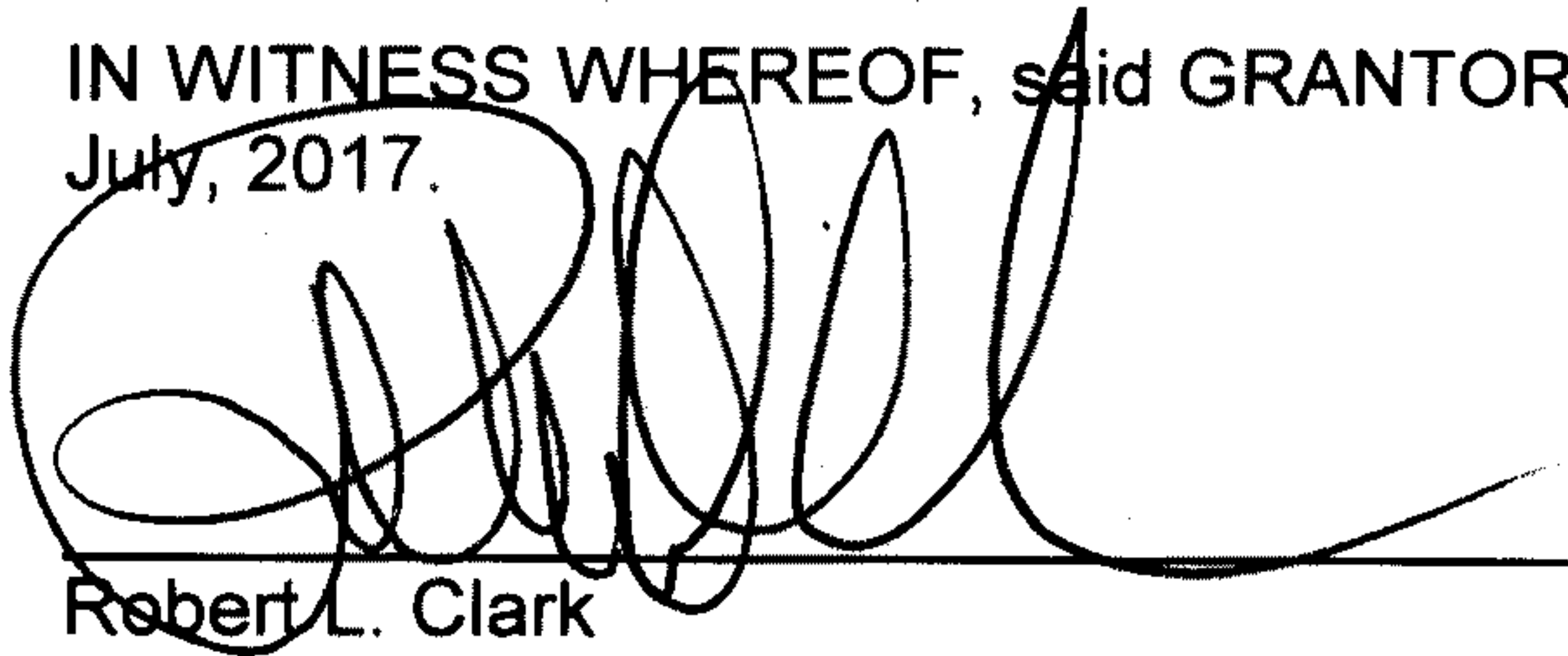
My Commission Expires: 06/02/2019

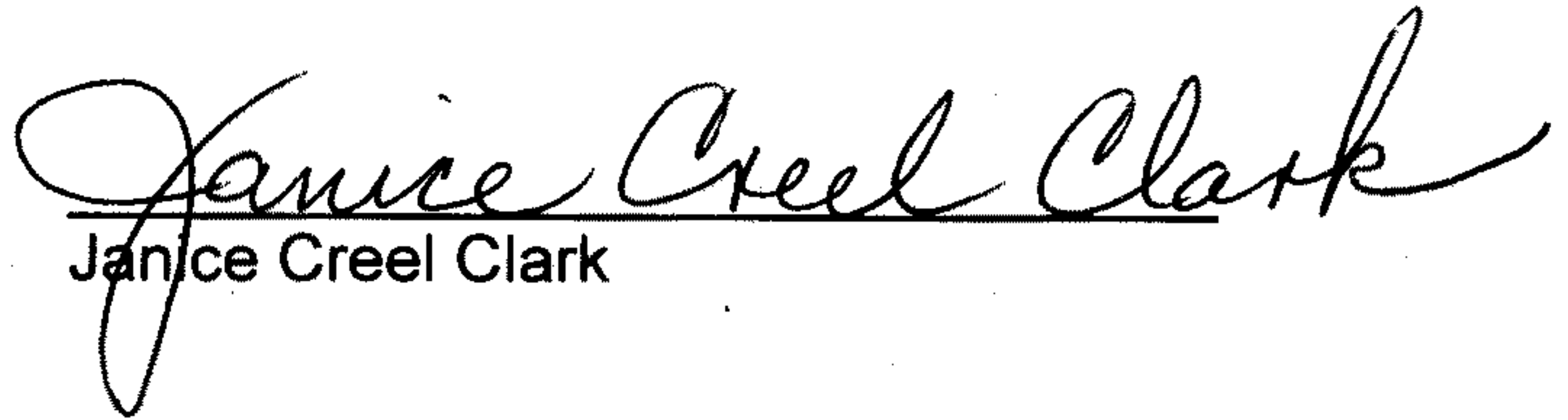


CLAYTON T. SWEENEY, ATTORNEY AT LAW



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of July, 2017.

  
Robert L. Clark

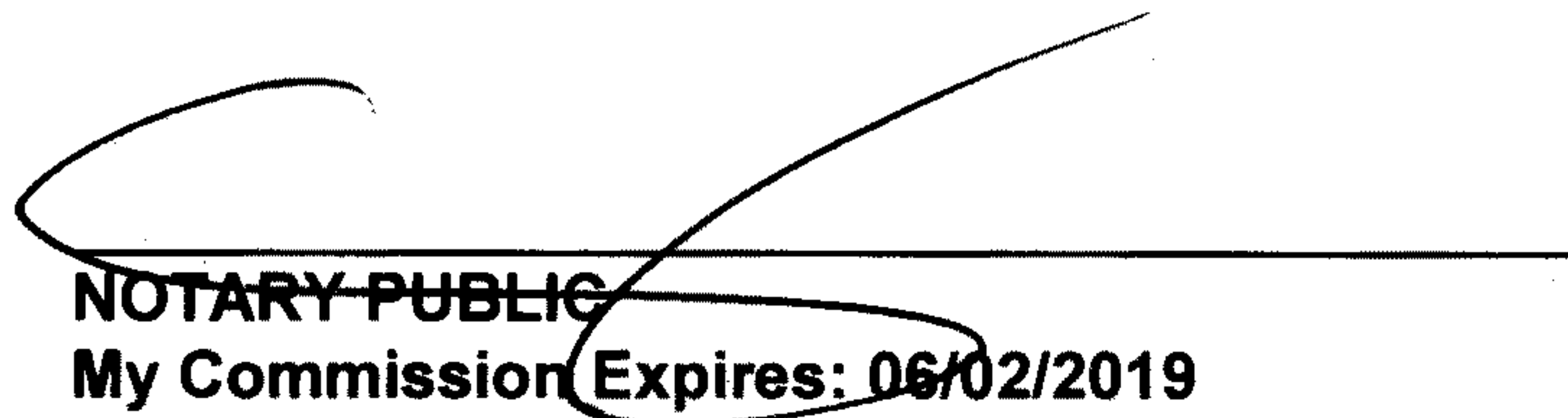
  
Janice Creel Clark

STATE OF ALABAMA )


JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert L. Clark and Janice Creel Clark, husband and wife, 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.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019



  
20170717000253510 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 10:21:58 AM FILED/CERT

## EXHIBIT "A"

  
20170717000253510 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/17/2017 10:21:58 AM FILED/CERT

### Parcel I:

A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West in Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, an open iron pipe found, and run North 0°48'40" East for a distance of 1323.21 to the Northeast corner of the Northwest 1/4; thence North 89°43'34" West for a distance of 149.90 feet to the Northeast corner of the parcel herein described and the Point of Beginning, said point being on the West right of way line of Signal Valley Trail; thence, leaving said road, continue North 89°43'34" West for a distance of 1200.89 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4; thence South 2°14'42" West for a distance of 740.62 feet to a point; thence North 86°00'20" East for a distance of 473.25 feet to a point; thence South 0°05'34" West for a distance of 643.38 feet to a point; thence run North 86°50'48" East for 4.05 feet to a point on the West right of way line of Signal Valley Trail; thence run along said right of way in a curve to the right, having a radius of 9,030.00 feet, a central angle of 2°01'09", and subtended by a chord which bears North 00°55'22" East and a chord length of 318.23 feet; thence continue along said right of way along the arc of said curve for 318.24 feet to a point of tangent; thence continue along said right of way and run North 1°55'57" East for a distance of 86.18 to the beginning of a curve to the right, having a radius of 380 feet, a central angle of 46°53'15", subtended by a chord which bears North 24°27'21" East and a chord length of 302.37 feet; thence continue along the right of way and along the arch of said curve for a distance of 310.97 feet to a point of tangent; thence run North 47°53'59" East along said right of way for a distance of 764.92 feet to the point of beginning of a curve to the left; having a radius of 170.05 feet, a central angle of 56°41'42", and subtended by a chord which bears North 19°33'08" East and a chord length of 161.44 feet; thence along arc of said curve for a distance of 168.22 feet to the Point of Beginning.

Less and except the plat shown as the Final Plat of Adams Ridge Subdivision First Addition as recorded in Map Book 43, page 95, in the Probate Office of Shelby County Alabama.

### Parcel II:

Lots 21 and 22, according to the Final Plat of Adams Ridge Subdivision First Addition as recorded in Map Book 43, page 95, in the Probate Office of Shelby County Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name Mega Builders, Inc. and  
Robert L. Clark, Individually and  
Janice Creel Clark, Individually  
Mailing Address 356 Signal Valley Trail  
Chelsea, AL 35043  
Property Address Adams Ridge on Signal Valley Trail  
Chelsea, AL 35043

Grantee's Name SB Homes, LLC  
Mailing Address 215 Narrows Pkwy, Ste C  
Birmingham, AL 35242

Date of Sale July 6, 2017

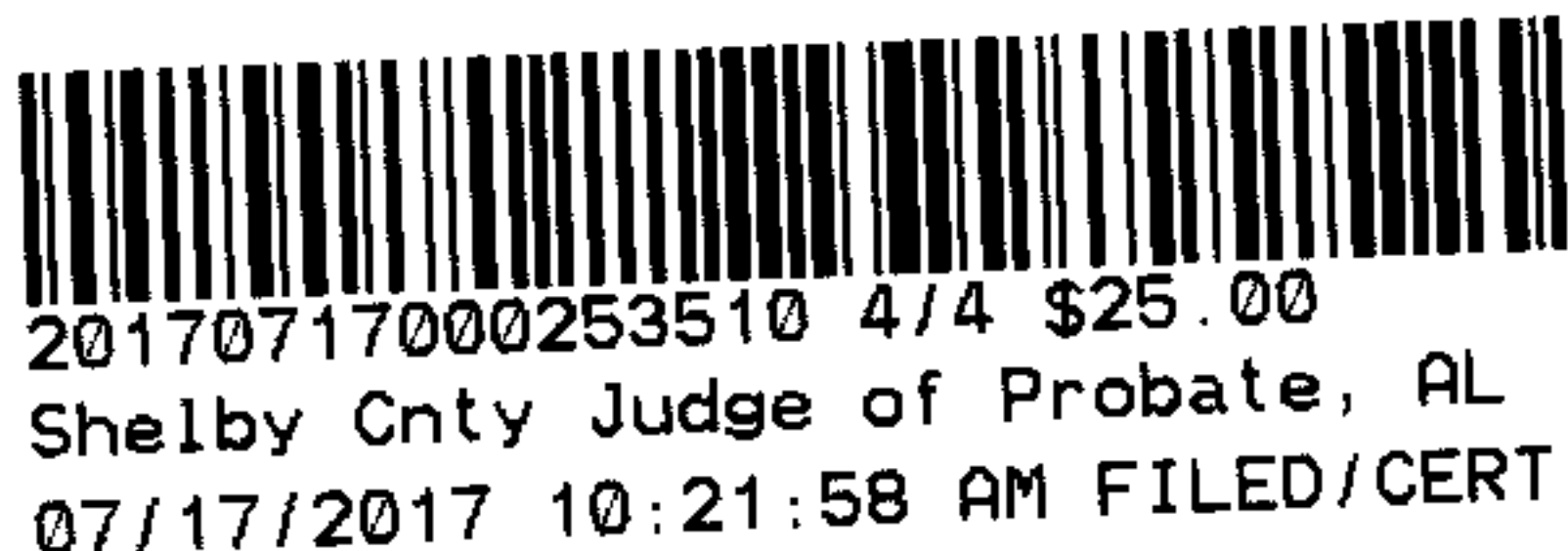
Total Purchase Price \$ 500,000.00

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 type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax Assessor's Market Value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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).

Mega Builders, Inc.

Date \_\_\_\_\_

Print By: Robert L. Clark, President, Robert L. Clark, Individually, and  
Janice Creel Clark, Individually

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW