

Send tax notice to:  
LSA AL I, LLC  
3179 Green Valley Rd  
Birmingham, AL 35243  
BHM1701117

20171106000403020  
11/06/2017 03:47:39 PM  
DEEDS 1/2

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Charles T. Hampton and Ashley Hampton, a married couple whose mailing address is: 4033 Greystone Dr; Hoover, AL 35242** (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:

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

**Begin at the SE corner of above said Section 22, said point being the point of beginning; thence North 01° 59' 29" West a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 656.98 feet; thence South 01° 52' 52" East, a distance of 2657.45 feet; thence North 87° 26' 17" East, a distance of 660.09 feet; thence North 01° 54' 18" West, a distance of 1329.15 feet to the NE corner of above said Section 27 and the point of beginning.**

**Also and including a 30 foot ingress/egress and utility easement, lying 15 feet either side of and parallel to the following described centerline:**

**Commence at the SE corner of above said Section 22; thence North 01° 59' 29" West, a distance of 1328.49 feet; thence South 87° 25' 06" West, a distance of 15.00 feet to the point of beginning of said centerline; thence North 01° 59' 29" West, a distance of 1370.21 feet to the centerline of an existing 20 foot easement, as recorded in Instrument No. 20150220000054370 and the point of ending of said centerline.**

**Also and including: Together with and subject to a 20 foot wide ingress/egress and utility easement, lying 10 feet 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 South 87° 25' 06" West, a distance of 329.92 feet; thence South 02° 34' 27" East, a distance of 412.07 feet; thence North 87° 26' 26" East, a distance of 343.24 feet to the point of beginning of said centerline; thence North 17° 29' 44" East, a distance of 278.50 feet; thence North 23° 02' 10" East, a distance of 266.77 feet; thence North 31° 18' 48" East, a distance of 501.96 feet; thence North 21° 25' 30" East, a distance of 632.27 feet; thence North 32° 55' 49" East, a distance of 112.49 feet; thence North 66° 33' 42" East, a distance of 547.85 feet; thence North 87° 19' 39" East, a distance of 334.21 feet; thence North 89° 01' 31" East, a distance of 574.57 feet; thence South 81° 59' 33" East, a distance of 81.93 feet; thence North 88° 53' 53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the point of ending of said centerline.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

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

MINERAL AND MINING RIGHTS EXCEPTED.

**\$233,750.00 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, Grantor has set his/her signature and seal on this, the 3 day of NOVEMBER 2017



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/06/2017 03:47:39 PM  
\$59.50 DEBBIE  
20171106000403020

Charles T. Hampton

Ashley Hampton

Notary Public

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles T. Hampton and Ashley Hampton, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 3 day of NOVEMBER, 2017

(Notary Seal)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR 14, 2019