

This Instrument was Prepared by:

Send Tax Notice To: Town Creek, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

912 Edenton St
Birmingham, Ala 35242

File No.: S-17-24260

WARRANTY DEED

20171122000422650 1/3 \$621.00
Shelby Cnty Judge of Probate AL
11/22/2017 01:55:01 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Ruth Beach, deceased, Probate Case PR-2016-000753, in the Probate Office of Shelby County, Alabama and Beach Family Partnership, LTD, an Alabama limited partnership**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Town Creek, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of November, 2017.

THE ESTATE OF RUTH BEACH, DECEASED,
PROBATE CASE PR-2016-000753, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

By Heidi B. Strauss
Personal Representative

BEACH FAMILY PARTNERSHIP, LTD, AN
ALABAMA LIMITED PARTNERSHIP

By Heidi B Strauss
Agent

Shelby County, AL 11/22/2017
State of Alabama
Deed Tax: \$600.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Heidi B. Strauss as Personal Representative of The Estate of Ruth Beach, deceased, Probate Case PR-2016-000753, in the Probate Office of Shelby County, Alabama and Beach Family Partnership, LTD, an Alabama limited partnership By, Heidi B. Strauss as Agent, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2017.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The East 990 feet of the East 1/2 of SW 1/4, lying North of Shelby Iron Works Road in Section 13, Township 22 South, Range 2 West.

PARCEL II:

All that part of the SE 1/4 of SE 1/4 of Section 14, Township 22 South, Range 2 West, lying North and East of the Shelby Iron Works Public Road.

Also all that part of the NE 1/4 of SE 1/4 of Section 14, Township 22 South, Range 2 West, lying South and East of right of way Southern Railroad and North and East of the Shelby Iron Works Public Road.

Also, all that part of NW 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, lying South of Southern Railroad right of way and West of West bank of Rum Creek.

Also, all that part of SW 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, lying West of center of Rum Creek and North of Shelby Iron Works Public Road.

Tract of land described as commencing at NE corner of SW 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, and run East 330 feet; North 78 feet to point, being point of beginning of the tract herein described; thence run North 1242 feet to North line of NE 1/4 of SW 1/4 of Section 13; thence West 330 feet to NW corner of last named forty; thence North 892.05 feet to SE margin of right of way of Southern Railroad; thence South along railroad right of way 34 degrees 0 minutes West 616 feet; thence South 8 degrees 0 minutes East 488.3 feet; thence South 23 degrees 0 minutes East 95 feet; thence South 18 degrees 0 minutes West 92 feet; thence South 23 degrees 45 seconds West 300 feet; thence South 46 degrees 30 minutes West 185 feet; thence South 26 degrees 22 minutes East 138 feet; thence South 46 degrees 30 minutes West 50 feet to West bank of Rum Creek; thence in a Southerly direction along center line of meanderings of Rum Creek to a point South 20 degrees 30 minutes West 570 feet from the last named point; run thence North 64 degrees 25 minutes East a distance of 160.3 feet; thence North 41 degrees 55 minutes East a distance of 100 feet; thence North 87 degrees 25 minutes East 92.6 feet; thence North 66 degrees 25 minutes East 179.4 feet; thence South 67 degrees 0 minutes East 403.6 feet; thence North 87 degrees 30 minutes East 150 feet to point of beginning.

PARCEL III:

Tract of land in NW 1/4 of SW 1/4 and in SW 1/4 of NW 1/4 of Section 13, Township 22 South, Range 2 West, described as commencing at the NE corner of the NW 1/4 of SW 1/4 of said Section and run North along East line of said SW 1/4 of NW 1/4 a distance of 892.05 feet to SE right of way line of Southern Railroad right of way; thence South 34 degrees 0 minutes West along SE right of way line of said Railroad a distance of 616 feet to point of beginning of land hereinafter described; run thence South 8 degrees 0 minutes East a distance of 488.3 feet; run thence South 23 degrees East 95 feet; run thence South 18 degrees West a distance of 92 feet; run thence South 23 degrees 45 minutes West a distance of 300 feet; run thence South 46 degrees 30 minutes West a distance of 185 feet; run thence South 26 degrees 22 minutes East a distance of 138 feet; thence south 46 degrees 30 minutes West a distance of 50 feet, more or less, to the West bank of Rum Branch; run thence in a Northerly direction along the center line of the channel of Rum Branch to the point of intersection of the Southeasterly right of way line of the Southern Railroad Company; run thence in a Northeasterly direction along the Southeastern right of way line of the Southern Railroad to the point of beginning.



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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	The Estate of Ruth Beach, deceased, Probate Case PR-2016-000753, in the Probate Office of Shelby County, Alabama Beach Family Partnership, LTD, an Alabama limited partnership	Grantee's Name	Town Creek, LLC
Mailing Address	<u>x 2201 Cahaba Valley Dr.</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>912 Edenton St</u> <u>Birmingham, Ala 35242</u>
Property Address	<u>0 County Road 86</u> <u>Calera, AL 35040</u>	Date of Sale	<u>November 21, 2017</u>
		Total Purchase Price	<u>\$600,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other


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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 of 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 November 20, 2017

Print The Estate of Ruth Beach, deceased, Probate Case
PR-2016-000753, in the Probate Office of Shelby

Form RT-1