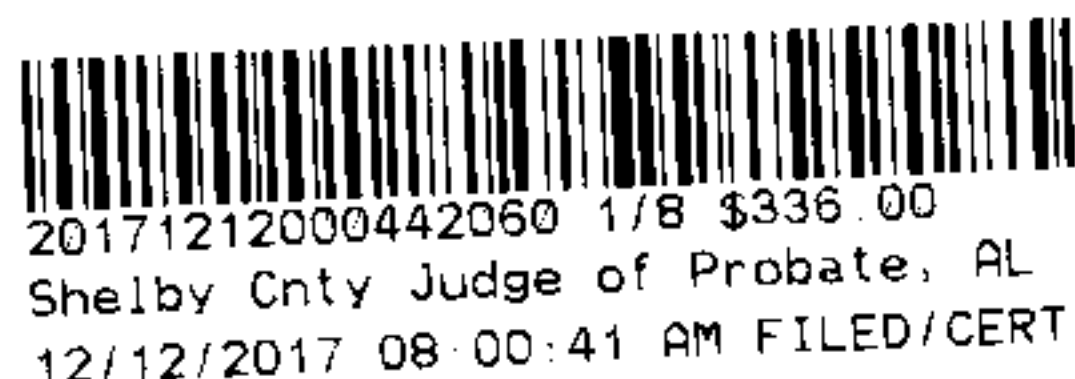


This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
O. B. Grayson Hall, Jr. and  
Susan Elaine Hall  
131 Stonegate Dr  
Birmingham, AL 35242



STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT SURVIVORSHIP DEED**

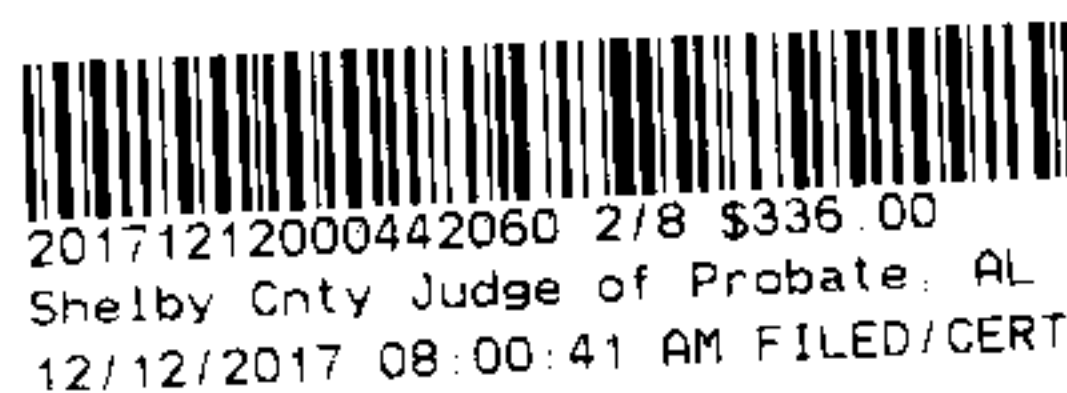
**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Thousand and 00/100 (\$300,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sidney W. Smyer, Jr., a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **O. B Grayson Hall, Jr. and Susan Elaine Hall**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #20140612000178900.
4. Notice of Mining Operations as recorded in Instrument #2000-37886.
5. Mineral and mining rights and rights incident thereto as recorded in Instrument #'s 2002-46284; 2002-46285; 2003-7320; 2003-7321; 2004-33966, 2004-33967, 20130708000273870, 20060104000003570 and 20060104000003560.
6. Subject to Grant of Easement dated August 10, 2015 and recorded in Instrument No. 20150819000289410.
7. Subject to Declaration of Restrictive Covenants for Springstone as set forth in Instrument No. 20150819000289420.
8. Right of way in favor of Alabama Power Company recorded in Volume 315, Page 776.
9. Subject to disclaimer in regard to located within The Shires Phase IV as recorded in Instrument No. 20111227000389340.
10. Right of way to the Water Works Board of the City of Birmingham as recorded in Instrument No. 20151007000352230.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.



## EXHIBIT "A"

### Tract 7

A TRACT OF LAND SITUATED IN THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

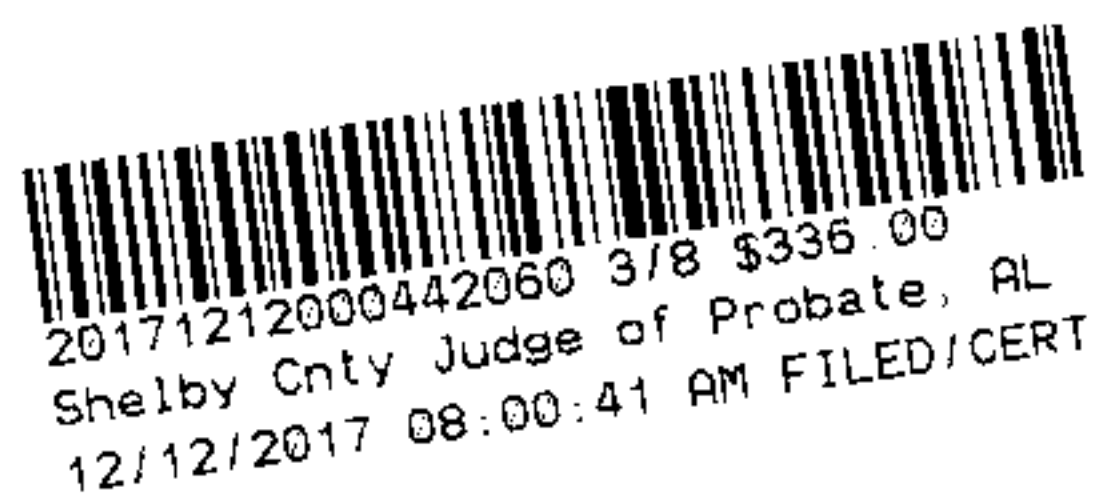
COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 4013.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 13 TOWNSHIP 18 SOUTH, RANGE 1 WEST; THENCE RUN NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST FOR 1419.33 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST FOR 751.28 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST FOR 455.21 FEET; THENCE RUN SOUTH 56 DEGREES 24 MINUTES 17 SECONDS WEST FOR 1117.15 FEET; THENCE RUN NORTH 43 DEGREES 53 MINUTES 21 SECONDS WEST FOR 641.54 FEET; THENCE RUN NORTH 46 DEGREES 06 MINUTES 39 SECONDS EAST FOR 867.07 FEET TO THE POINT OF BEGINNING.

Together with and subject to ingress and egress, any rights, privileges, obligations and limitations as created by Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #20140612000178900.

Together with and subject to ingress and egress, any rights, privileges, obligations and limitations as created by Grant of Easement dated August 10<sup>th</sup>, 2015 recorded in Instrument #20150819000289410.

SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO A 100 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE; SAID EASEMENT CENTERLINE BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 345.44 FEET TO THE POINT OF BEGINNING OF A 100 FOOT EASEMENT, SAID EASEMENT BEING 50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN NORTH 63 DEGREES 37

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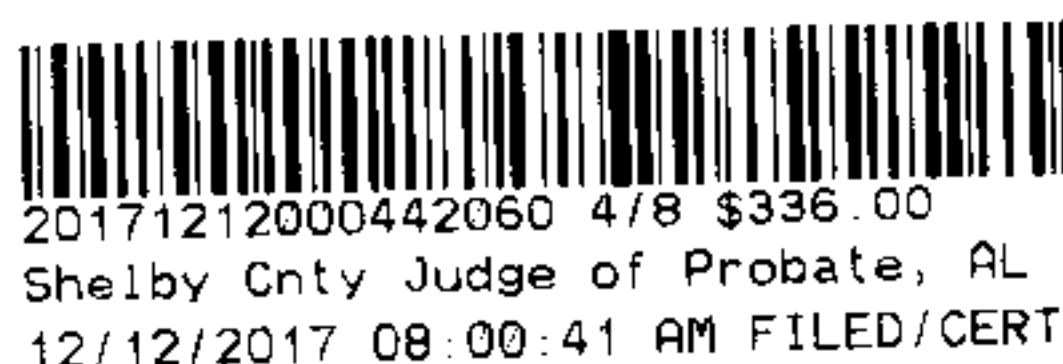




## LEGAL CONTINUED

MINUTES 55 SECONDS WEST FOR 150.50 FEET; THENCE RUN NORTH 57 DEGREES 34 MINUTES 39 SECONDS WEST FOR 112.04 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 36 DEGREES 43 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 71.18 FEET; THENCE RUN ALONG SAID ARC FOR 72.78 FEET; THENCE RUN NORTH 15 DEGREES 52 MINUTES 44 SECONDS WEST FOR 145.46 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF NORTH 06 DEGREES 43 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 190.79 FEET; THENCE RUN ALONG SAID ARC FOR 191.61 FEET; THENCE RUN NORTH 02 DEGREES 25 MINUTES 05 SECONDS EAST FOR 302.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 17 DEGREES 57 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 121.84 FEET; THENCE RUN ALONG SAID ARC FOR 124.44 FEET; THENCE RUN NORTH 38 DEGREES 19 MINUTES 32 SECONDS WEST FOR 147.09 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 32 DEGREES 51 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 14.28 FEET; THENCE RUN ALONG SAID ARC FOR 14.30 FEET; THENCE RUN NORTH 27 DEGREES 23 MINUTES 54 SECONDS WEST FOR 72.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 17 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 25.78 FEET; THENCE RUN ALONG SAID ARC FOR 25.91 FEET TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 39 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 105.12 FEET; THENCE RUN ALONG SAID ARC FOR 109.60 FEET; THENCE RUN NORTH 09 DEGREES 53 MINUTES 32 SECONDS EAST FOR 12.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 27 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 223.45 FEET; THENCE RUN ALONG SAID ARC FOR 224.29 FEET; THENCE RUN NORTH 27 DEGREES 01 MINUTES 34 SECONDS EAST FOR 352.72 FEET; THENCE RUN NORTH 20 DEGREES 35 MINUTES 53 SECONDS EAST FOR 152.85 FEET; THENCE RUN NORTH 25 DEGREES 22 MINUTES 46 SECONDS EAST FOR 371.59 FEET; THENCE RUN NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST FOR 155.57 FEET; THENCE RUN NORTH 00 DEGREES 41 MINUTES 37 SECONDS EAST FOR 130.77 FEET; THENCE RUN NORTH 68 DEGREES 24 MINUTES 40 SECONDS EAST FOR 114.87 FEET; THENCE RUN NORTH 67 DEGREES 36 MINUTES 50 SECONDS EAST FOR 155.85 FEET; THENCE RUN NORTH 61 DEGREES 35 MINUTES 19 SECONDS EAST FOR 54.22 FEET; THENCE RUN NORTH 56 DEGREES 00 MINUTES 36 SECONDS EAST FOR 295.16 FEET; THENCE RUN NORTH 72 DEGREES 01 MINUTES 00 SECONDS EAST FOR 109.16 FEET; THENCE RUN NORTH 46 DEGREES 40 MINUTES 54 SECONDS EAST FOR 114.74 FEET; THENCE RUN NORTH 60 DEGREES 32 MINUTES 27 SECONDS EAST FOR 106.87 FEET; THENCE

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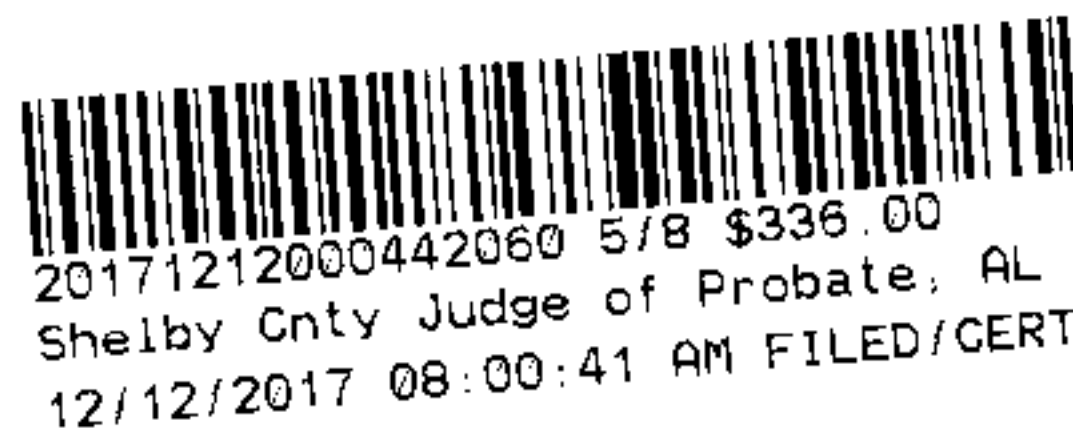
## LEGAL CONTINUED

RUN NORTH 71 DEGREES 11 MINUTES 41 SECONDS EAST FOR 106.19 FEET TO THE END OF SAID EASEMENT CENTERLINE. THE EDGES OF SAID EASEMENT ON THE NORTH SIDE TO EXTEND OR SUBTEND TO THE NORTH LINE OF TRACT 4-5 AND ON THE SOUTH SIDE TO EXTEND OR SUBTEND TO THE EAST LINE OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 WEST.

### EASEMENT NO.5

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE; SAID EASEMENT BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 345.44 FEET; THENCE RUN NORTH 63 DEGREES 37 MINUTES 55 SECONDS WEST FOR 150.50 FEET; THENCE RUN NORTH 57 DEGREES 34 MINUTES 39 SECONDS WEST FOR 112.04 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 36 DEGREES 43 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 71.18 FEET; THENCE RUN ALONG SAID ARC FOR 72.78 FEET; THENCE RUN NORTH 15 DEGREES 52 MINUTES 44 SECONDS WEST FOR 145.46 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF NORTH 06 DEGREES 43 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 190.79 FEET; THENCE RUN ALONG SAID ARC FOR 191.61 FEET; THENCE RUN NORTH 02 DEGREES 25 MINUTES 05 SECONDS EAST FOR 302.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 17 DEGREES 57 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 121.84 FEET; THENCE RUN ALONG SAID ARC FOR 124.44 FEET; THENCE RUN NORTH 38 DEGREES 19 MINUTES 32 SECONDS WEST FOR 147.09 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 32 DEGREES 51 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 14.28 FEET; THENCE RUN ALONG SAID ARC FOR 14.30 FEET; THENCE RUN NORTH 27 DEGREES 23 MINUTES 54 SECONDS WEST FOR 72.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 17 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 25.78 FEET; THENCE RUN ALONG SAID ARC FOR 25.91 FEET TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 39 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 105.12 FEET; THENCE RUN ALONG SAID ARC FOR 109.60 FEET; THENCE RUN NORTH 09 DEGREES 53 MINUTES 32 SECONDS EAST FOR 12.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 27 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 223.45 FEET; THENCE RUN ALONG SAID ARC FOR 224.29 FEET; THENCE RUN NORTH 27

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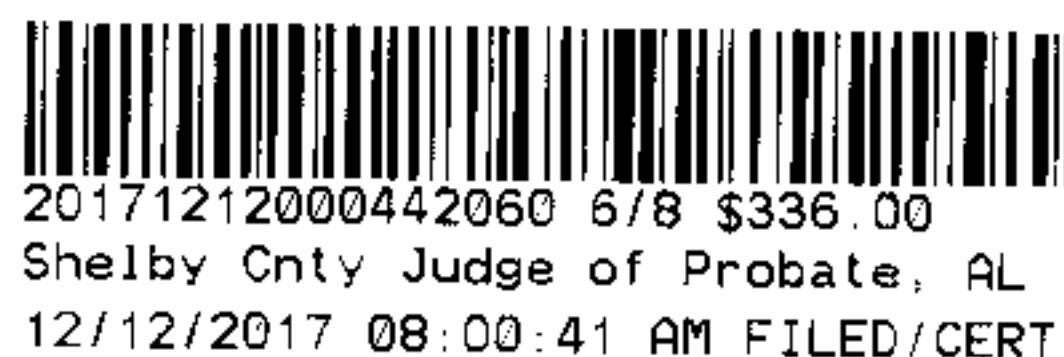
## LEGAL CONTINUED

DEGREES 01 MINUTES 34 SECONDS EAST FOR 352.72 FEET; THENCE RUN NORTH 20 DEGREES 35 MINUTES 53 SECONDS EAST FOR 152.85 FEET; THENCE RUN NORTH 67 DEGREES 00 MINUTES 35 SECONDS WEST FOR 50.04 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 64 DEGREES 37 MINUTES 14 SECONDS WEST FOR 25.00 FEET; THENCE RUN NORTH 25 DEGREES 22 MINUTES 46 SECONDS EAST FOR 403.83 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 TOWNSHIP 18 SOUTH, RANGE 1 WEST; THENCE RUN NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST ALONG SAID QUARTER LINE FOR 149.13 FEET TO THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST; THENCE RUN NORTH 00 DEGREES 08 MINUTES 03 SECONDS WEST ALONG SAID QUARTER LINE FOR 100.24 FEET; THENCE RUN NORTH 68 DEGREES 24 MINUTES 40 SECONDS EAST FOR 14.52 FEET; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST FOR 115.46 FEET; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST FOR 137.95 FEET; THENCE RUN SOUTH 25 DEGREES 22 MINUTES 46 SECONDS WEST FOR 404.91 FEET TO THE POINT OF BEGINNING.

## EASEMENT NO.6


TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE; SAID EASEMENT BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION FOR 345.44 FEET; THENCE RUN NORTH 63 DEGREES 37 MINUTES 55 SECONDS WEST FOR 150.50 FEET; THENCE RUN NORTH 57 DEGREES 34 MINUTES 39 SECONDS WEST FOR 112.04 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 36 DEGREES 43 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 71.18 FEET; THENCE RUN ALONG SAID ARC FOR 72.78 FEET; THENCE RUN NORTH 15 DEGREES 52 MINUTES 44 SECONDS WEST FOR 145.46 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF NORTH 06 DEGREES 43 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 190.79 FEET; THENCE RUN ALONG SAID ARC FOR 191.61 FEET; THENCE RUN NORTH 02 DEGREES 25 MINUTES 05 SECONDS EAST FOR 302.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 17 DEGREES 57 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 121.84 FEET; THENCE RUN ALONG SAID ARC FOR 124.44 FEET; THENCE RUN NORTH 38 DEGREES 19 MINUTES 32 SECONDS WEST FOR 147.09 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 32 DEGREES 51 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 14.28 FEET;

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## LEGAL CONTINUED

THENCE RUN ALONG SAID ARC FOR 14.30 FEET; THENCE RUN NORTH 27 DEGREES 23 MINUTES 54 SECONDS WEST FOR 72.30 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 17 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 25.78 FEET; THENCE RUN ALONG SAID ARC FOR 25.91 FEET TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 39 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 105.12 FEET; THENCE RUN ALONG SAID ARC FOR 109.60 FEET; THENCE RUN NORTH 09 DEGREES 53 MINUTES 32 SECONDS EAST FOR 12.68 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, A CHORD BEARING OF NORTH 18 DEGREES 27 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 223.45 FEET; THENCE RUN ALONG SAID ARC FOR 224.29 FEET; THENCE RUN NORTH 27 DEGREES 01 MINUTES 34 SECONDS EAST FOR 352.72 FEET; THENCE RUN NORTH 20 DEGREES 35 MINUTES 53 SECONDS EAST FOR 152.85 FEET; THENCE RUN SOUTH 67 DEGREES 00 MINUTES 45 SECONDS EAST FOR 50.05 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 64 DEGREES 37 MINUTES 14 SECONDS EAST FOR 25.00 FEET; THENCE RUN NORTH 25 DEGREES 22 MINUTES 46 SECONDS EAST FOR 350.47 FEET; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST FOR 27.82 FEET; THENCE RUN SOUTH 25 DEGREES 22 MINUTES 46 SECONDS WEST FOR 338.27 FEET TO THE POINT OF BEGINNING.

  
20171212000442060 7/8 \$336.00  
Shelby Cnty Judge of Probate, AL  
12/12/2017 08:00:41 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name	Sidney W. Smyer, Jr.	Grantee's Name	O. B. Grayson Hall, Jr. and Susan Elaine Hall
Mailing Address	904 Grandview Street Irondale, AL 35210	Mailing Address	131 Stonegate Drive Birmingham, AL 35242
Property Address	Tract 7 Heritage Oaks Birmingham, AL 35242	Date of Sale	November 14, 2017
		Total Purchase Price	\$ 300,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20171212000442060 8/8 \$336.00  
Shelby Cnty Judge of Probate: AL  
12/12/2017 08:00:41 AM FILED/CERT

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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – property tax redemption       |
| <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 Sidney W. Smyer, Jr.

\_\_\_\_\_  
Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one