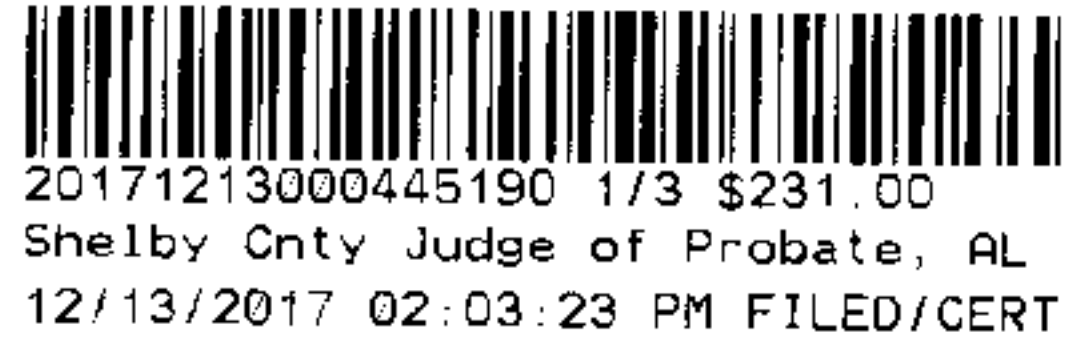


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Shawn Eric Callahan
2360 Timber Lane
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Two Million One Hundred Thousand Dollars and NO/00 DOLLARS (\$2,100,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Western REI, LLC** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Shawn Eric Callahan and Susan Spinks Callahan** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons. Said property is not the homestead of the grantees.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of December, 2017.

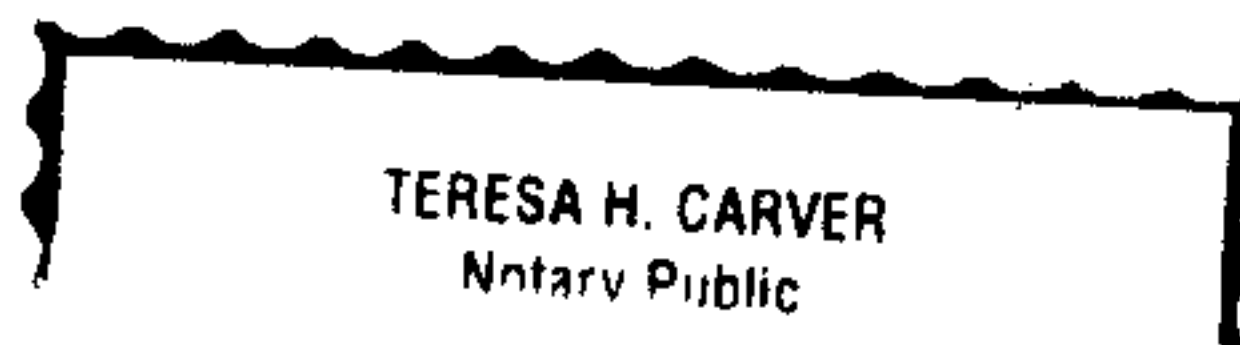
Western REI, LLC

By: Jason Spinks, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Jason Spinks as Managing Member of Western REI, LLC**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2017.



Notary Public
My Commission Expires:
October 18, 2020

EXHIBIT A


Commence at the NW Corner of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence S88°47'05"E, a distance of 580.79' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 2071.23'; thence S88°47'49"E, a distance of 168.76'; thence S23°34'40"E, a distance of 4453.53'; thence N88°35'56"W, a distance of 493.92'; thence N01°50'00"W, a distance of 109.23'; thence S88°09'59"W, a distance of 67.98'; thence S76°02'54"W, a distance of 167.92'; thence N77°40'02"W, a distance of 206.42'; thence N63°10'02"W, a distance of 64.50'; thence S74°36'42"W, a distance of 132.20'; thence S80°38'47"W, a distance of 185.46'; thence N88°32'28"W, a distance of 245.79'; thence N79°24'38"W, a distance of 100.83'; thence N88°32'28"W, a distance of 184.22'; thence S01°12'05"E, a distance of 736.44'; thence N88°23'57"W, a distance of 340.08'; thence N89°11'50"W, a distance of 997.43'; thence N25°04'56"W, a distance of 300.43'; thence N32°48'31"W, a distance of 601.66'; thence N18°33'31"W, a distance of 101.20'; thence N10°59'38"W, a distance of 305.37'; thence N12°44'22"W, a distance of 1221.83'; thence N14°18'14"W, a distance of 395.98'; thence N89°00'21"E, a distance of 198.50'; thence N44°38'16"E, a distance of 105.69'; thence N05°14'33"E, a distance of 163.41'; thence N06°28'03"W, a distance of 80.11'; thence N24°20'48"W, a distance of 243.05'; thence N32°56'15"W, a distance of 153.33'; thence N41°35'28"W, a distance of 216.25'; thence N34°19'12"W, a distance of 214.65'; thence N21°00'56"E, a distance of 407.86'; thence N16°25'02"E, a distance of 135.35'; thence N02°59'22"E, a distance of 456.99' to the POINT OF BEGINNING.

Said Parcel containing 300.31 acres, more or less.

NOTES:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Shelby County, AL 12/13/2017
State of Alabama
Deed Tax: \$210.00


20171213000445190 2/3 \$231.00
Shelby Cnty Judge of Probate, AL
12/13/2017 02:03:23 PM 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 Western REI LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Grantee's Name Shawn + Susan Callahan
Mailing Address 2361 Timber Lane
Alabaster, AL 35007

Property Address 1661 Stagcoach Rd
Alabaster, AL
35007

Date of Sale 12/12/17
Total Purchase Price \$ 2,100,000.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Deed
☐ 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 12/13/17

Print [Signature], Managing Member

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

