

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 275  
Birmingham, Alabama 35243

Send tax notice to:

LSA AL I, LLC  
3179 GREEN VALLEY RD. #535  
BIRMINGHAM, AL 35243  
BHM1800152

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20180228000064930  
02/28/2018 03:14:12 PM  
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Billy Scurlock and Karen Scurlock husband and wife, whose mailing address is:

2229 HWY 36, CHELSEA, AL 35043 (hereinafter referred to as "Grantors"), 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:

SEE ATTACHED "EXHIBIT A"

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

\$350,625.00 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 28  
day of FEBRUARY, 2018

  
Billy Scurlock

  
Karen Scurlock

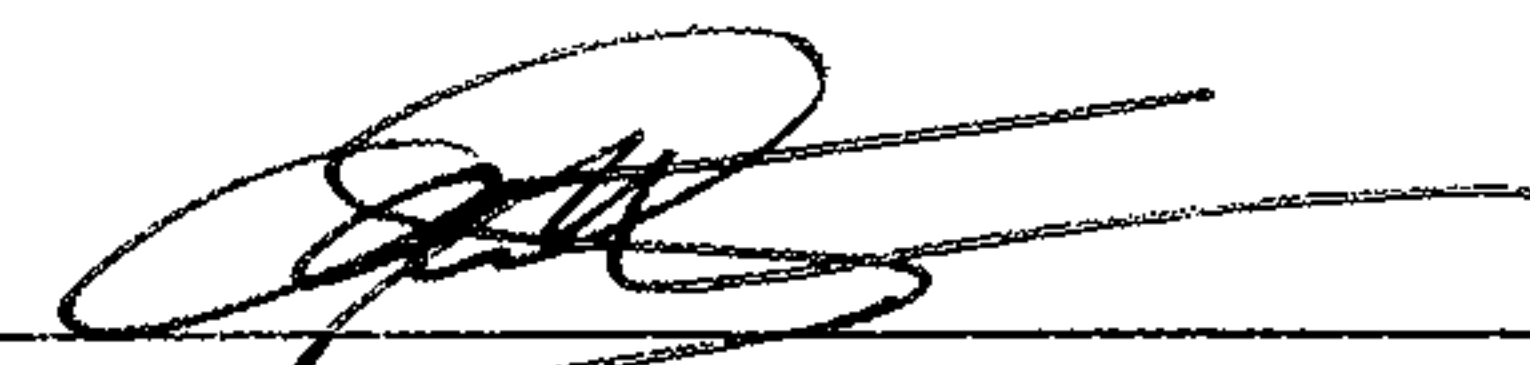
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Scurlock and Karen Scurlock, 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 28 day of FEBRUARY, 2018

(Notary Seal)



  
Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APRIL 14, 2019

**EXHIBIT A**

**Parcel 1**

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 01° 59' 29" W, a distance of 1354.95 feet; thence N 88° 53' 53" E a distance of 1000.00 feet to the point of beginning; thence continue along the last described course, a distance of 317.44 feet; thence N 02° 03' 03" W a distance of 822.42 feet to the Southerly ROW line of a railroad; thence S 59° 39' 13" W and along said railroad ROW line, a distance of 359.90 feet; thence S 02° 00' 25" E and leaving said railroad ROW line, a distance of 646.56 feet to the point of beginning.

**Parcel 2**

From the Southwest corner of the SW 1/4 of the NW 1/4, Section 23, Township 19 South, Range 2 East; run East along the South 1/4-1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right of way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 deg. 52 min. 07 sec. West 55.15 feet; North 16 deg. 19 min. 03 sec. West 63.40 feet; North 11 deg. 48 min. 54 sec. West 173.31 feet; North 08 deg. 50 min. 05 sec. West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 deg. 06 min. 43 sec. West 326.43 feet, back to the beginning point.

**Parcel 3**

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 88 deg. 54' 42" E along the South line of said 1/4-1/4 section a distance of 771.75 feet to the Westerly right of way of Shelby County Hwy 85 and a point on a curve to the right having a central angle of 10 deg. 31' 01" and a radius of 1219.02 feet, said curve subtended by a chord bearing N 14 deg. 33' 35" W and a chord distance of 223.44 feet; thence along the arc of said curve and along said right of way a distance of 223.76 feet; thence N 09 deg. 18' 04" W along said right of way a distance of 469.05 feet; thence S 89 deg. 06' 08" W and leaving said right of way a distance of 657.05 feet to the west line of said 1/4-1/4 section; thence S 01 deg. 27' 11" E along the West line of said 1/4-1/4 section a distance of 683.74 feet to the point of beginning.

Less and except:

From the Southwest corner of the SW 1/4 of the NW 1/4, Section 23, Township 19 South, Range 2 East; run East along the South 1/4-1/4 line 1310.42 feet to the beginning point of subject lot; from said point, continue said course 708.81 feet to the West right of way line of County Road No. 85; thence run the following 4 calls, each being a chord bearing and distance; North 19 deg. 52 min. 07 sec. West 55.15 feet; North 16 deg. 19 min. 03 sec. West 63.40 feet; North 11 deg. 48 min. 54 sec. West 173.31 feet; North 08 deg. 50 min. 05 sec. West 44.48 feet; thence leaving said road run West 629.49 feet; thence South 00 deg. 06 min. 43 sec. West 326.43 feet, back to the beginning point.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/28/2018 03:14:12 PM  
\$22.00 CHERRY  
20180228000064930