

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Archon, LLC
2181 Grants Mill Rd
Irondale, AL 35210

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$242,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Linda C. Skipper a unmarried person, devisee under the Estate of Donald Wayne Skipper and Larry R. Skipper, a Married person and Kathy Long Skipper, a unmarried person (the "Grantor", whether one or more), whose mailing address is 1120 Highway 231, Vincent, AL 35178, do hereby grant, bargain, sell, and convey unto Archon, LLC (the "Grantee", whether one or more), whose mailing address is 2181 Grants Mill Rd, Irondale, AL, the following-described real estate situated in Shelby County, Alabama, the address of which is 180 Gibson Rd, Columbiana, AL 35051; to-wit:

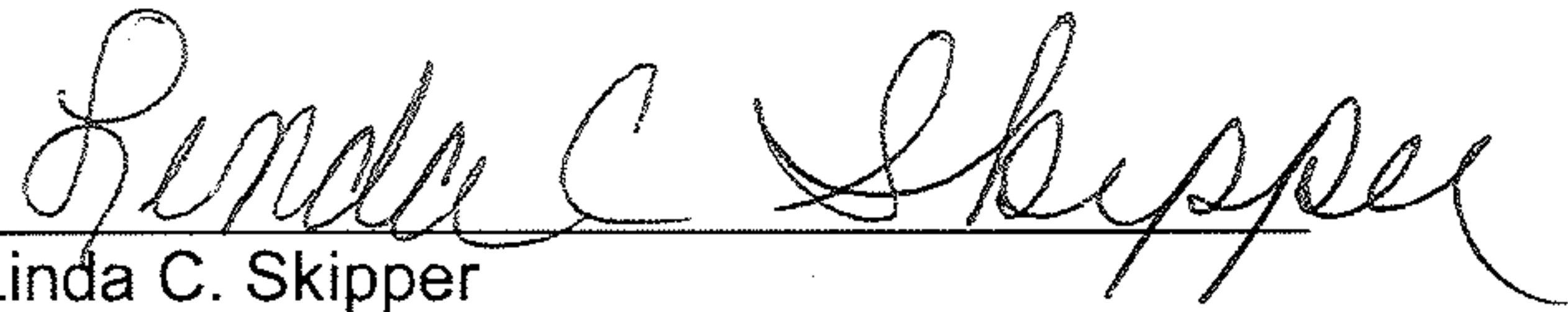
SEE ATTACHED EXHIBIT "A"


- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.
- This does not constitute the homestead property of the grantors or thier spouses

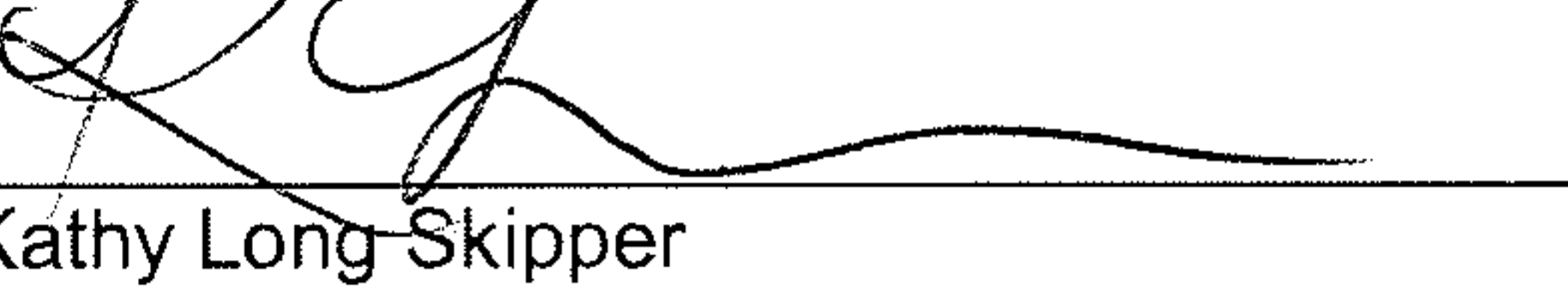
TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

IN WITNESS WHEREOF, Linda C. Skipper a UNMARRIED person, devisee under the Estate of Donald Wayne Skipper and Larry R. Skipper, a MARRIED person and Kathy Long Skipper, a UNMARRIED person, has/have hereunto set his/her/their hand(s) and seal(s) this 25th day of April, 2018.


Linda C. Skipper


Larry R. Skipper

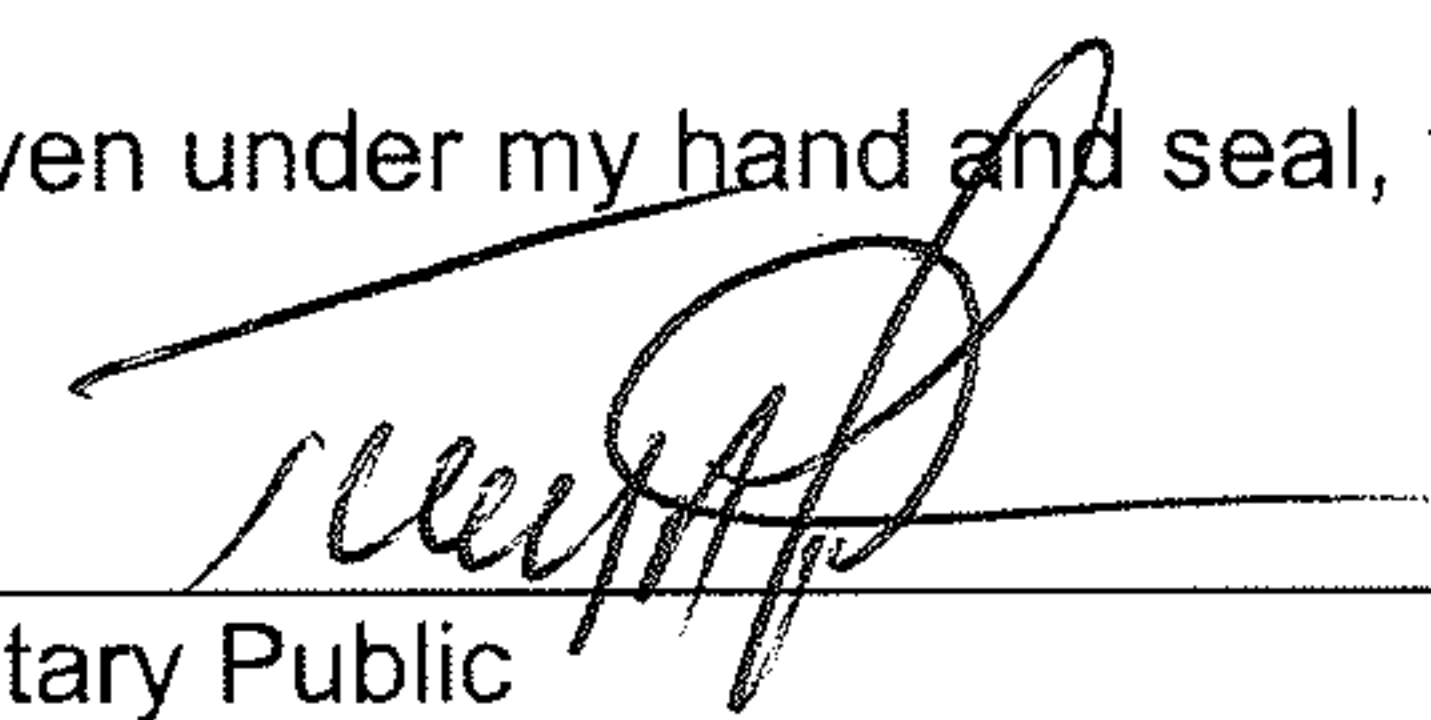

Kathy Long Skipper

State of Alabama

County of Jefferson

I, The Undersigned, a notary for said County and in said State, hereby certify that Linda C. Skipper and Larry R. Skipper and Kathy Long Skipper, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 25th of April, 2018.


Notary Public

Commission Expires: 10/31/2020

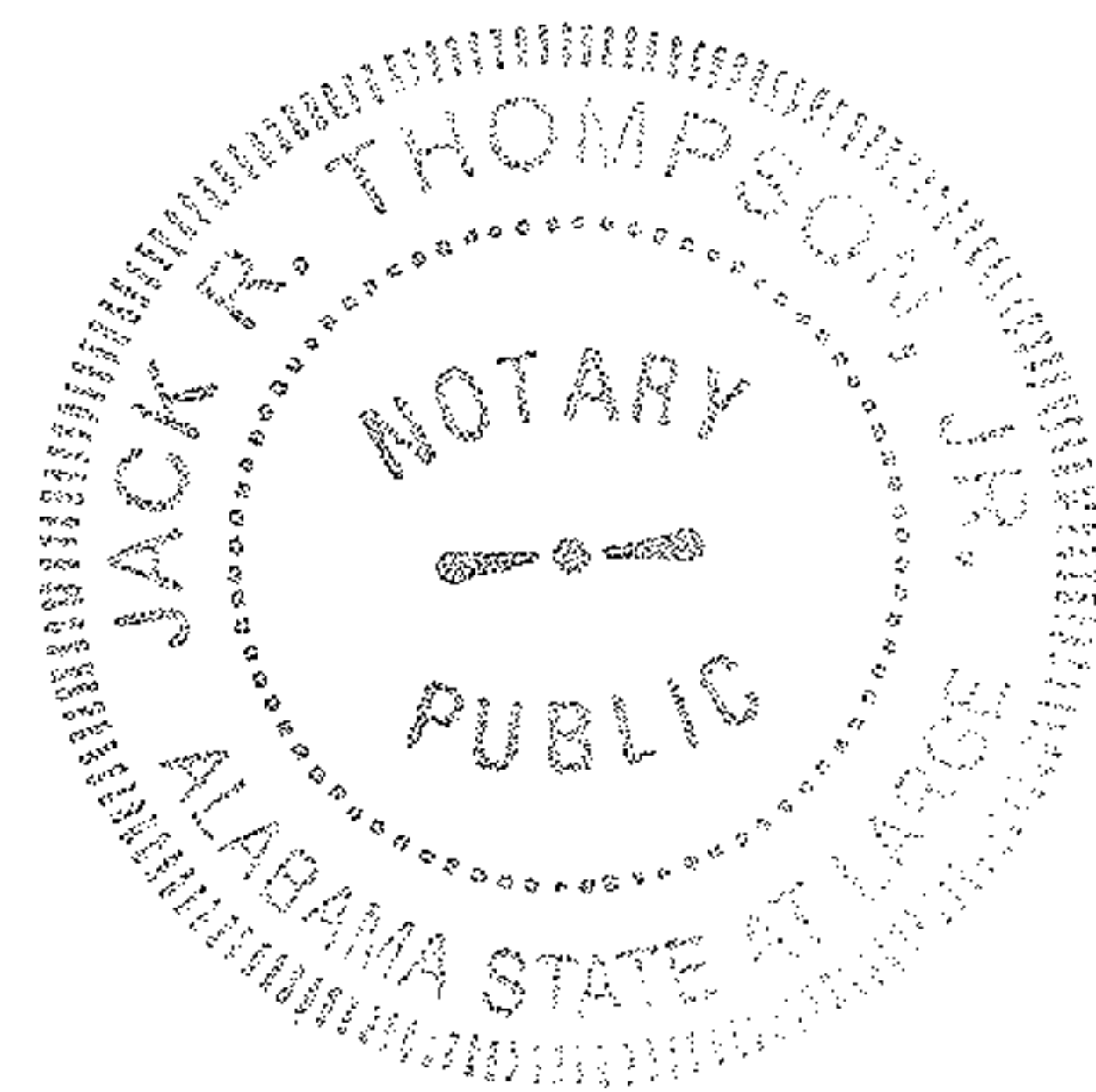


EXHIBIT "A"
Legal Description

PARCEL I:

The East 1/2 of the NE 1/4 of Section 33, Township 21 South, Range 1 West, and lying East of Waxahatchee Creek.

PARCEL II:

Part of the NW 1/4 of SW 1/4 of Section 34, Township 21, Range 1 West, described as follows: Begin at the Northwest corner of said forty acres and run East along the North line of said Quarter-Quarter section 70 yards; thence South 140 yards and parallel with the West line of said forty acres to the old Columbiana-Calera Road; thence West along said old Columbiana-Calera Road 70 yards to the West line of said Quarter-Quarter section; thence North along the said West line of said Quarter-Quarter section 140 yards, more or less to the point of beginning.

LESS & EXCEPT FROM PARCEL II:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North 88 degrees 30 minutes 57 seconds East along the North line of said 1/4-1/4 a distance of 87.00 feet to the point of beginning; thence continue along same course a distance of 104 feet to a point; thence run South parallel to the West line of said 1/4-1/4 Section a distance of 420 feet to a point; thence run West parallel to the North line of said 1/4-1/4 Section a distance of 104 feet to a point; thence run North parallel to the West line of said 1/4-1/4 a distance of 420 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/27/2018 12:48:31 PM
\$265.00 JESSICA
20180427000143160

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.