

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

Send Tax Notice To:
McKenzie Investments, LLC
7542 Kings Mountain Road
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Twenty Five Thousand and 00/100 (\$325,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Heritage Oaks, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **McKenzie Investments, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, 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 20111227000389340.
10. Right of way to the Water Works Board of the City of Birmingham as recorded in Instrument 20151007000352230.
11. Subject to the Declaration of Restrictive Covenants for Springstone Mountain as set forth in Instrument 20180530000189450.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 06/11/2018
State of Alabama
Deed Tax: \$325.00

12. Subject to the terms and conditions of the Springstone Mountain Homeowners Association as recorded in Instrument 20180530000189460.

This deed is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as here in above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 4th day of June, 2018.

Heritage Oaks, LLC
an Alabama limited liability company

BY: _____

Sidney W. Smyer, III

Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sidney W. Smyer, III, whose name as Managing Member of Heritage Oaks, LLC, an Alabama limited liability company, 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 Instrument he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 06-02-2019

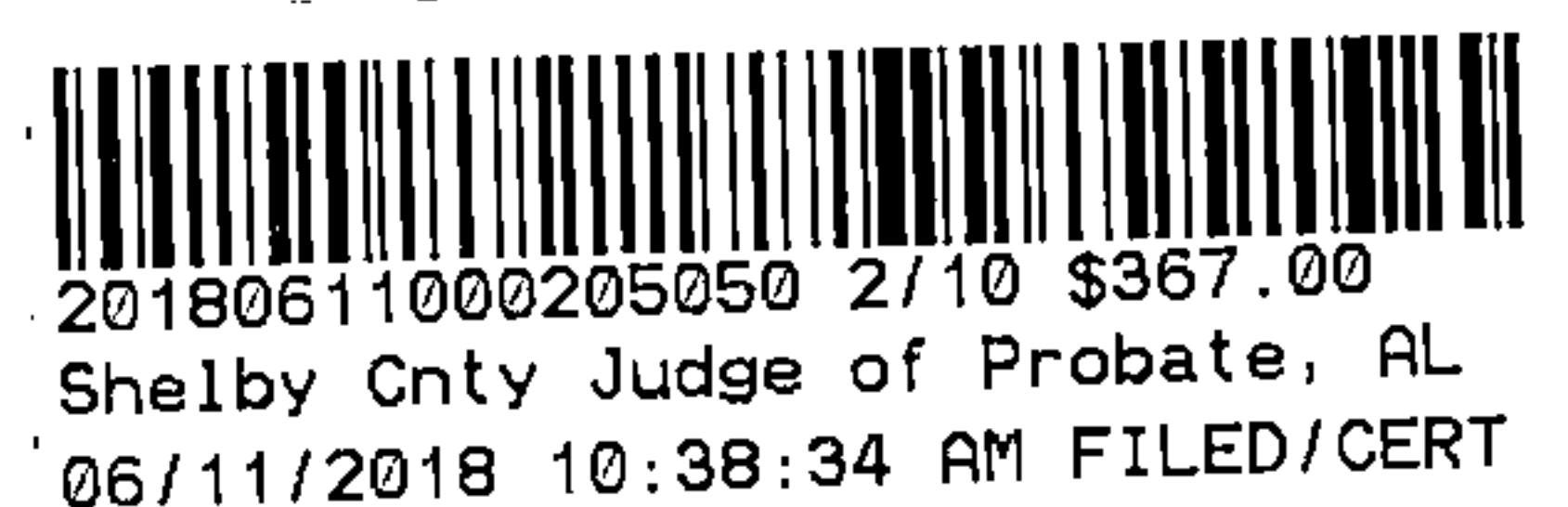
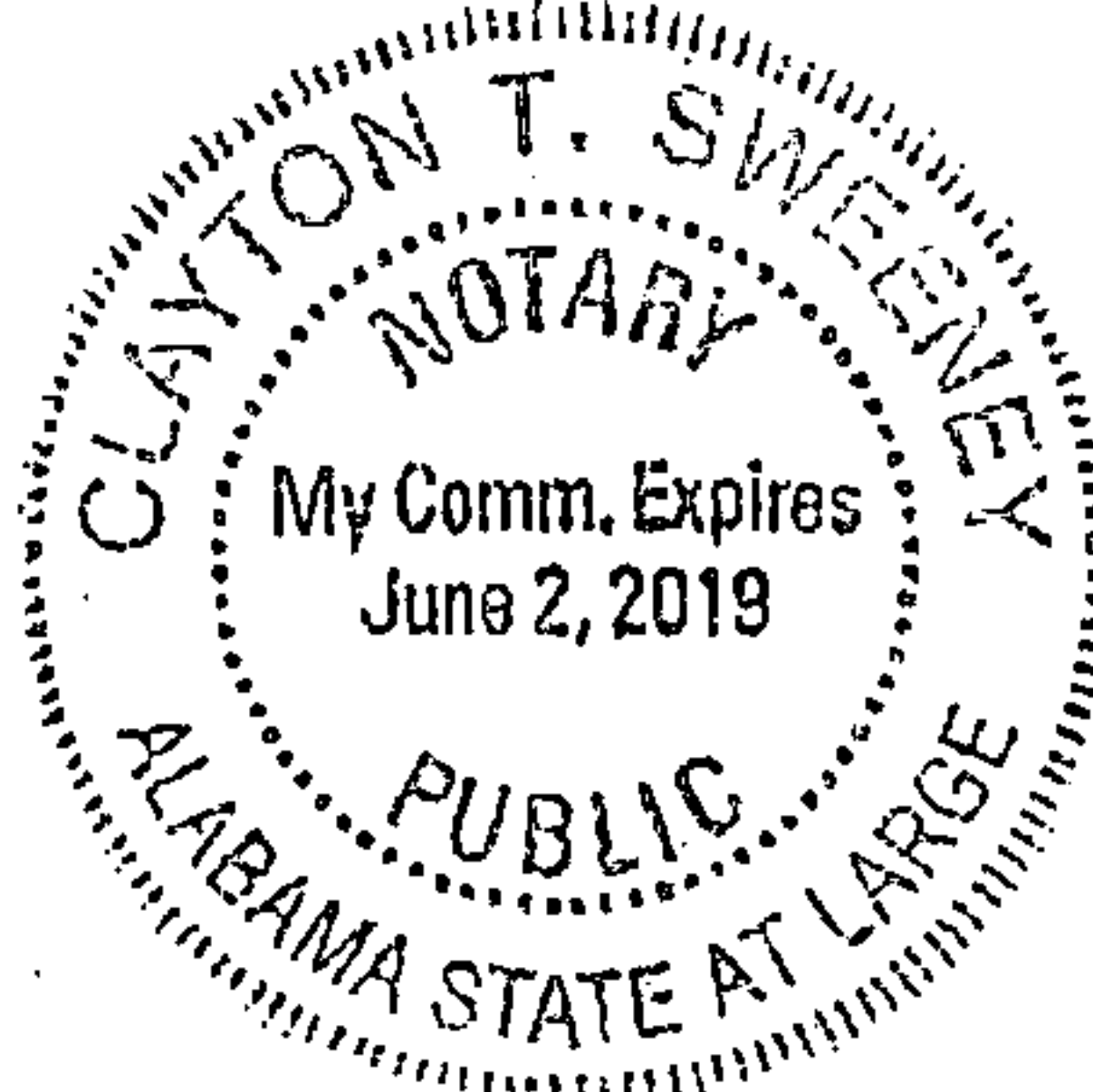


EXHIBIT "A"

to Deed from Heritage Oaks, LLC to McKenzie Investments, LLC

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

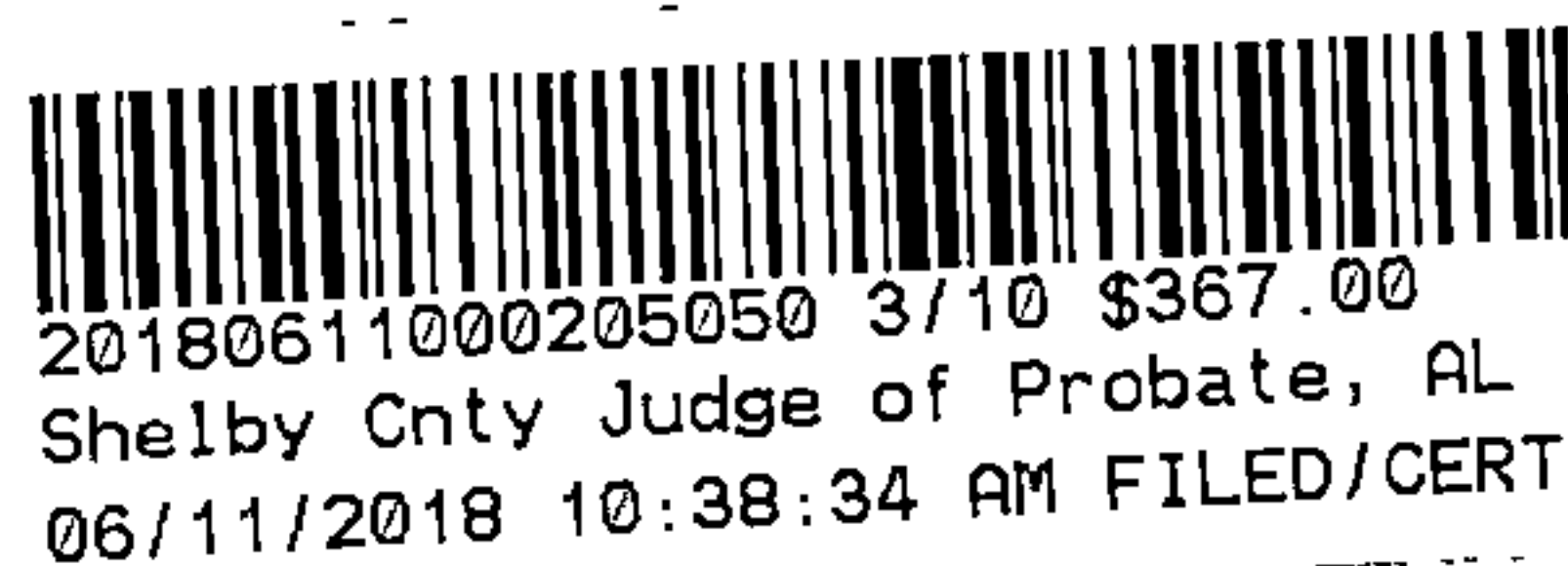
BEGIN AT THE NORTHWEST CORNER, OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER; OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA THENCE RUN NORTH 89 DEGREES 21 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER - QUARTER SECTION FOR 994.68 FEET TO THE CENTERLINE OF A 100 WIDE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE RUN SOUTH 28 DEGREES 21 MINUTES 28 SECONDS WEST ALONG SAID EASEMENT CENTERLINE FOR 504.62 FEET; THENCE RUN SOUTH 50 DEGREES 07 MINUTES 12 SECONDS EAST ALONG SAID EASEMENT CENTERLINE FOR 283.83 FEET; THENCE RUN SOUTH 27 DEGREES 01 MINUTES 34 SECONDS WEST ALONG SAID EASEMENT CENTERLINE FOR 251.81 FEET; TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CHORD BEARING OF SOUTH 20 DEGREES 05 MINUTES 54 SECONDS WEST, AND A CHORD LENGTH OF 180.93 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, AND EASEMENT CENTERLINE SAID ARC FOR 181.37 FEET ; THENCE RUN NORTH 88 DEGREES 07 MINUTES 23 SECONDS WEST FOR 794.99 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ALONG SAID QUARTER -QUARTER SECTION LINE FOR 983.13 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 10th 2015 recorded in Instrument 20150819000289410.

EASEMENT NO.1

SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO A 100 FOOT WIDE 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 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



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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 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.2

SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO A 100 FOOT WIDE 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; 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 37 DEGREES 32 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 36.87 FEET; THENCE RUN ALONG SAID ARC FOR 37.05 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 SOUTH 46 DEGREES 16 MINUTES 45 SECONDS WEST FOR 102.80 FEET; THENCE RUN SOUTH 33


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DEGREES 12 MINUTES 35 SECONDS WEST FOR 83.95 FEET; THENCE RUN SOUTH 15 DEGREES 12 MINUTES 03 SECONDS WEST FOR 138.03 FEET; THENCE RUN SOUTH 23 DEGREES 35 MINUTES 37 SECONDS WEST FOR 124.43 FEET; THENCE RUN SOUTH 22 DEGREES 50 MINUTES 20 SECONDS WEST FOR 203.87 FEET THE END OF SAID EASEMENT CENTERLINE.

EASEMENT NO.3

SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE 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; 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 DEGREES 01 MINUTES 34 SECONDS EAST FOR 352.72 FEET; THENCE RUN NORTH 20 DEGREES 35 MINUTES 53 SECONDS EAST FOR



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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 TO THE POINT OF BEGINNING OF A 60 FOOT WIDE EASEMENT, SAID EASEMENT BEING 30 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN NORTH 15 DEGREES 01 MINUTES 58 SECONDS EAST FOR 299.16 FEET; THENCE RUN NORTH 18 DEGREES 26 MINUTES 30 SECONDS EAST FOR 75.50 FEET; THENCE RUN 29 DEGREES 39 MINUTES 05 SECONDS EAST FOR 63.73 FEET; THENCE RUN NORTH 37 DEGREES 39 MINUTES 05 SECONDS EAST FOR 290.82 FEET; THENCE RUN NORTH 41 DEGREES 23 MINUTES 45 SECONDS EAST FOR 242.66 FEET; THENCE RUN NORTH 26 DEGREES 34 MINUTES 37 SECONDS EAST FOR 143.10 FEET; THENCE RUN NORTH 34 DEGREES 39 MINUTES 59 SECONDS EAST FOR 159.53 FEET TO THE END POINT OF SAID EASEMENT CENTERLINE.

EASEMENT NO.5

SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO AN 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



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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 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

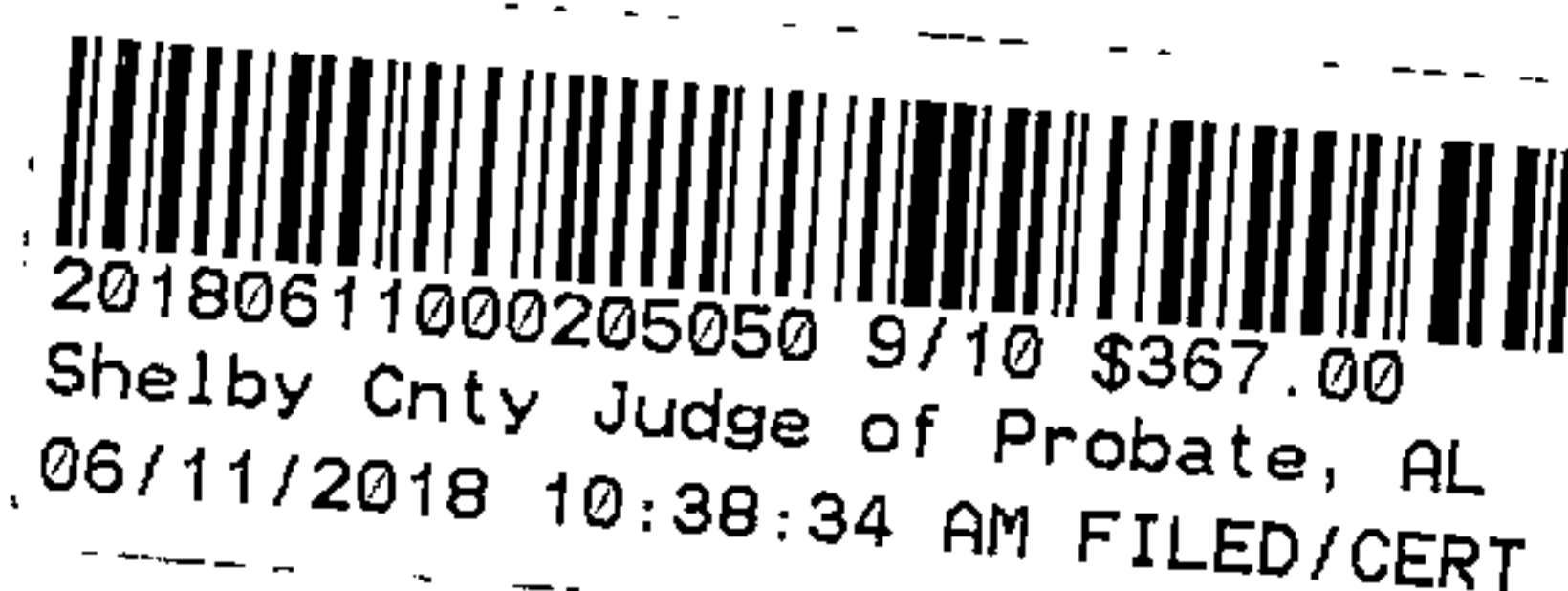
SAID PARCEL ALSO TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND MAINTENANCE; SAID EASEMENT BEING DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN 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



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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 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.

LESS AND EXCEPT ANY PORTION OF THE EASEMENT LYING IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14 TOWNSHIP 18 SOUTH RANGE 1 WEST LYING IN JEFFERSON COUNTY ALABAMA.



Real Estate Sales Validation Form

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

Grantor's Name Heritage Oaks, LLC

Grantee's Name McKenzie Investments, LLC

Mailing Address 904 Grandview Street
Irondale, AL 35210

Mailing Address 7542 Kings Mountain Road.
Birmingham, AL 35242

Property Address Tract 3 Heritage Oaks
Leeds, AL 35094

Date of Sale June 4, 2018

Total Purchase Price \$ 325,000.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

☐ Other - property tax redemption

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).

Heritage Oaks, LLC

Date 6-4-18

Print Sidney W. Smyer, III, Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20180611000205050 10/10 \$367.00
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