

THIS INSTRUMENT PREPARED BY:
K. Henson Millsap, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Shannon Family Investments, LLC
1616 2nd Avenue South, Suite 100
Birmingham, AL 35233
Attn: Len B. Shannon, III

STATE OF ALABAMA)
SHELBY COUNTY)


20180611000206100 1/4 \$109.00
Shelby Cnty Judge of Probate, AL
06/11/2018 02:26:09 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **BLACK GOLD, LLC**, an Alabama limited liability company ("Grantor"), by **SHANNON FAMILY INVESTMENTS, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Black Gold, LLC	Shannon Family Investments, LLC
1616 2 nd Avenue South, Suite 100	1616 2 nd Avenue South, Suite 100
Birmingham, AL 35233	Birmingham, AL 35233
Property Address:	255 Swann Drive, Birmingham, AL 35242
Parcel ID:	10-6-23-0-001-008.001
Date of Sale:	May , 2018
Purchase Price:	\$85,000.00
The Purchase Price can be verified in:	☒ Closing Statement

[Signature on following page]

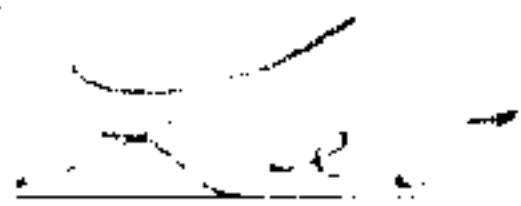
Shelby County, AL 06/11/2018
State of Alabama
Deed Tax: \$85.00

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

BLACK GOLD, LLC

By: Shannon Family Investments, LLC
Its: Manager

By: 
Name: Len B. Shannon, III
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Len B. Shannon, III, whose name as Manager of Shannon Family Investments, LLC, an Alabama limited liability company, being the Manager of Black Gold, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2018.


Notary Public

AFFIX SEAL

My commission expires:

June 16, 2021



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EXHIBIT A

Description of the Property

Begin at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West; thence run South along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ on an azimuth of 180 deg. 45 min. 611.43 feet to a point, said point being in the center of a 30 foot wide easement running north and south and also being the western boundary of a 30 foot wide utility and road easement running southwesterly; thence turn an azimuth of 204 deg. 19 min. southwesterly along the western boundary of said 30 foot easement 135.9 feet to the point of beginning; thence proceed southwesterly along the previous course 492.66 feet; thence turn an azimuth of 314 deg. 49 min. 44 sec. northwesterly 179.96 feet; thence turn an azimuth of 24 deg. 07 min 44 sec. northeasterly 488.31 feet; thence turn an azimuth of 133 deg. 21 min. southeasterly 180.0 feet to the point of beginning; being situated in Shelby County, Alabama.


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EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2018, and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Any loss, claim, damage or expense, including addition tax due, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
4. Proposed easement for ingress and egress as recorded in Book 328, Page 331 and Book 328, Pages 550 and 551.
5. Title to that portion of the property within any road right-of-ways.
6. Ingress, egress and utility easement as set forth in Deed Book 207, Page 309.

