

This instrument was prepared by:
William H. Halbrooks, Attorney
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Venture South, LLC
1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242
Property Address: 371 Country Hills Lane
Sterrett, AL 35147

WARRANTY DEED

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

That in consideration of One Hundred Fifty-Five Thousand and No/100 ---
----- (\$155,000.00) Dollars
(as evidenced by closing statement)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I/we,
Keri Cox McIntire as Trustee of the
Beverly B. Cox Revocable Living Trust Date September 9, 2019
(whose address is: 371 Country Hills Lane, Sterrett, AL 35147)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Venture South, LLC
(whose address is: 1401 Doug Baker Blvd., Suite 107-206, Birmingham, AL 35242)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, its successors and assigns, that 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, its successors and assigns forever, against the lawful claims of all persons.
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 20th
day of November, 2019.

Keri Cox McIntire Trustee (Seal) _____ (Seal)
Keri Cox McIntire, Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Keri Cox McIntire as Trustee for/of
Beverly B. Cox Revocable Living Trust date September 9, 2019 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, she, in her capacity as such
Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, A.D. 2019.
My Commission Expires: 4/21/20
William H. Halbrooks, Notary Public

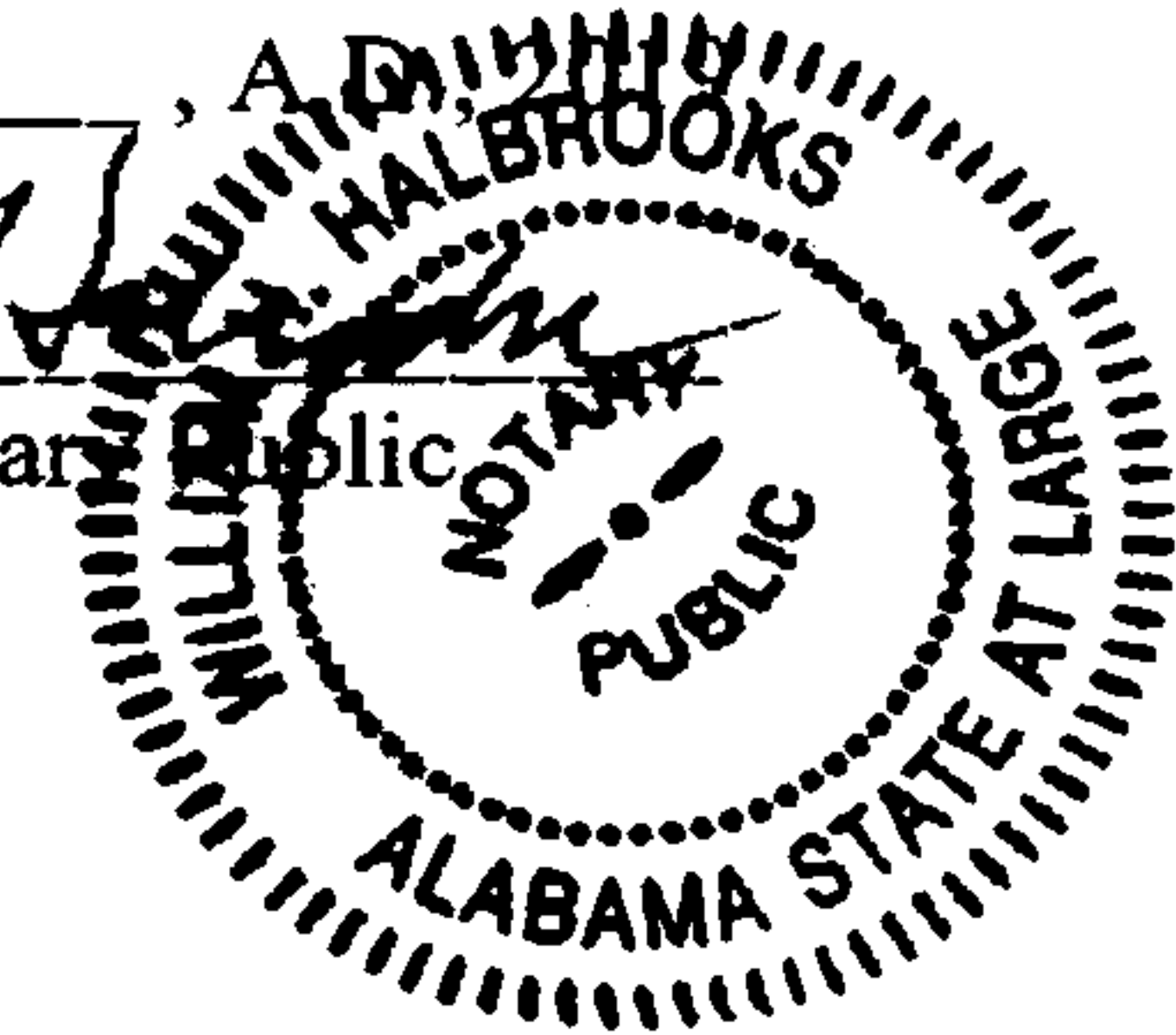


Exhibit "A"

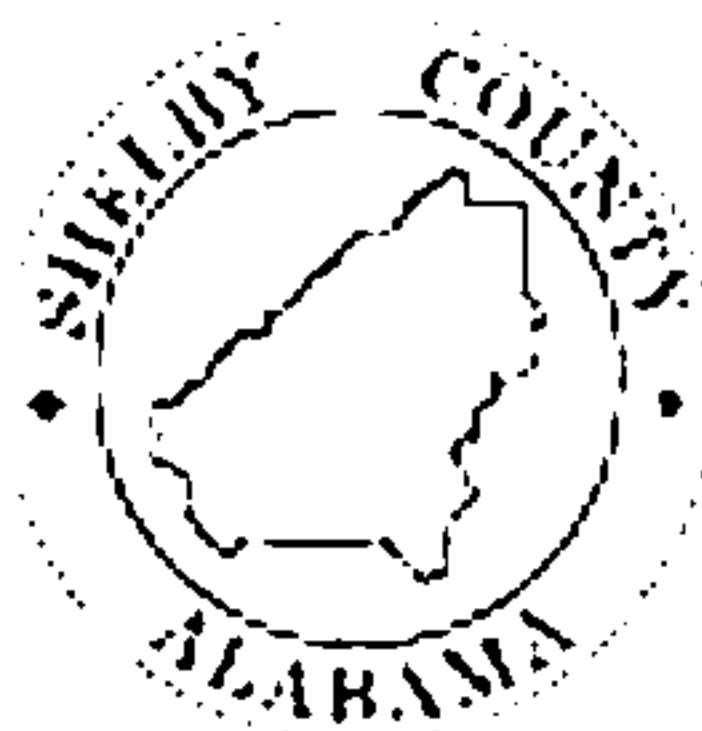
Attached Legal Description

A tract or parcel of land situated in the SE ¼ of the NW ¼ of Section 36, Township 18 South, Range 1 East, more particularly described as follows:

Commence at the NE corner of said ¼ ¼ and run S 10°19'11" W for 360.0 feet to the point of beginning; thence continue along last described course 265.0 feet; thence 79°40'49" W and run 265.0 feet; thence N 10°19'11" East and run 265.0 feet; thence S 79°40'49" East and run 265.0 feet to the point of beginning.

Also a 20 foot wide easement for ingress and egress with centerline being described as follows:

Commence at the NW corner of the SW ¼ of the NE ¼ Section 36, Township 18 South, Range 1 East and run S 10°19'11" W for 360.0 feet; thence run N 79°40'49" W 2.77 feet to the point of beginning; thence run N 32°18'28" E 70.40 feet; thence run N 75°36'48" East 28.06 feet; thence run S 70°33'16" E 45.36 feet; thence run S 48°41'47" E 23.09 feet; thence run S 6°01'24" E 33.43'; thence run S 14°17'39'39" W 73.55 feet; thence run S 16°15'01" E and run 20.41 feet; thence run S 41°17'47" E 29.63 feet; thence run S 49°06'36" E 82.45 feet; thence run S 43°42'46" E 18.89 feet; thence run S 57°38'00" E 25.6 feet; thence run S 79°22'13" E 450.81 feet; thence run S 67°51'59" E 195.34 feet thence run S 43°12'54" E 113.33 feet; thence run 32°29'25" E 210.14 feet; thence run S 45°53'40" E 98.29 feet; thence run S 25°13'29" E 94.46 feet; thence run S 5°45'45" E 160.67 feet to the West right of way line of Shelby County Highway #55. Said point being the end of easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 03:45:26 PM
\$180.00 CHARITY
20191120000433510

Allen S. Bezel