

THIS INSTRUMENT WAS PREPARED BY:

Joseph A. Fawal FAWAL & SPINA 1330 21st Way South, Ste. 200 Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Jack W. Roper JWR Enterprise, LLC 5362 Meadow Brook Road Birmingham, Alabama 35242

WARRANTY DEED
STATE OF ALABAMA) COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,
That in consideration of Six Hundred Thousand and 00/100 (\$600,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, that Jack W. Roper, individually , (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, JWR Enterprise, LLC, an Alabama Limited Liability Company (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 and Restrictions.
Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.
The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of, 2013.
Jack W. ROPER
STATE OF ALABAMA § COUNTY OF SHELBY §
I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that JACK W. ROPER whose name is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

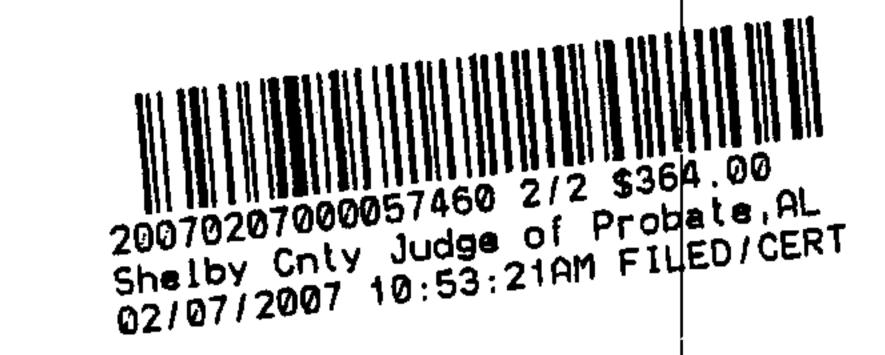
IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 10 day

Notary Public

My commission expires: __

__, 2013.

EXHIBIT "A"



of land situated in the Northeast 1/2 of the Southeast 1/2 of Section 13, Township 20 South, West, Shelby County, Alabama, being more particularly described as follows: Commence uthwest comer of the Northeast 1/2 of the Southeast 1/2 of Section 13, Township 20 South, West, Shelby County, Alabama, and run in an easterly direction along the South line of the 1/2 a distance of 174.65 feet to a point on a curve to the right, said point also being a point orthwesterly right of way of Interstate Highway I-65; thence deflect 110 degrees 00 20 seconds to the right to the tangent of said curve having a central angle of 1 degree 29 31 seconds and a radius of 5854.58 feet and continue along the right of way of I-65 in a sterly direction a distance of 152.46 feet to the PT of said curve; thence continue in a sterly direction along the right of way of I-65 a distance of 748.84 feet to the point of ag of the herein described parcel; thence deflect 90 degrees 00 minutes 00 seconds to the run in a northwesterly direction a distance of 251.42 feet to a point on a curve to the left, turn an interior angle of 65 degrees 16 minutes 36 seconds to the tangent of said curve a central angle of 74 degrees 44 minutes 14 seconds and a radius of 80.00 feet and run to the an northeasterly direction along the arc of said curve a distance of 104.35 feet to a point turn an interior angle of 77 degrees 30 minutes 00 seconds from the tangent to the last ed curve and run to the right in an easterly direction a distance of 343.71 feet to a point turn an interior angle of 52 degrees 29 minutes 16 seconds and run to the right in a resterly direction a distance of 304.00 feet to the point of beginning.

> Shelby County, AL 02/07/2007 State of Alabama Deed Tax:\$350.00

Shelby Cnty Judge of Probate, AL

01/10/2013 12:25:55 PM FILED/CERT

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Jul ENTOPPIST Grantor's Name Mailing Address Mailing Address Date of Sale /-/0ー/3 Property Address 40 Commerce Oh Total Purchase Price \$ 600,000 **Actual Value** 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) Appraisal Bill of Sale Other Sales Contract Closing Statement in the conveyance document presented for recordation contains all of the required information referenced bove, the filing of this form is not required. Instructions Shelby Cnty Judge of Probate, AL Grantor's name and mailing address - provide the name of the person of 01/10/2013 12:25:55 PM FILED/CERT property and their current mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest 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, Leing 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 Recensed 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 esponsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized Bursuant to Code of Alabama 1975 § 40-22-1 (h). 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). Date /-/0-

Sign

(verified by)

Unattested

(grantor/Grantee/Owner/Agent) circle one Form RT-1