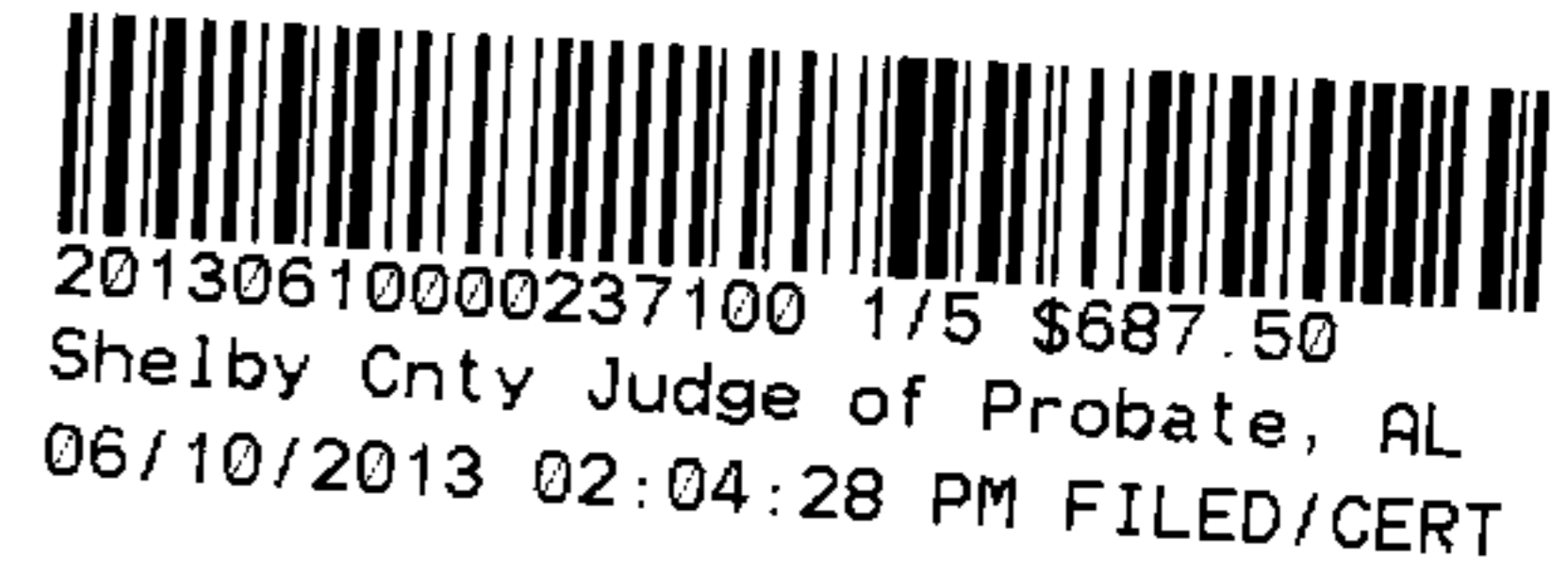


THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

R. Stephen Griffis
R. Stephen Griffis, P.C.
2100 Riverhaven Drive
Suite 1
Hoover, AL 35244-2532

Schilleci Enterprises Pelham, LLC
667 Lake Crest Dr.
Hoover, AL 35226



WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged James F. Schilleci, Jack B. Schilleci, Jr. and Joan Schilleci Brooks, (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto Schilleci Enterprises Pelham, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Said property is a commercial development and is not now, nor has it ever been, the homestead of any of Grantors.

[Legal description provided by Grantors and has not been independently verified by the preparer of the deed]

Subject to mortgage indebtedness in the original principal amount of \$300,000.00 in favor of SouthFirst Bank – Sylacauga as reflected in mortgage recorded at Instrument 200701260000 41470 Shelby County, Judge of Probate.

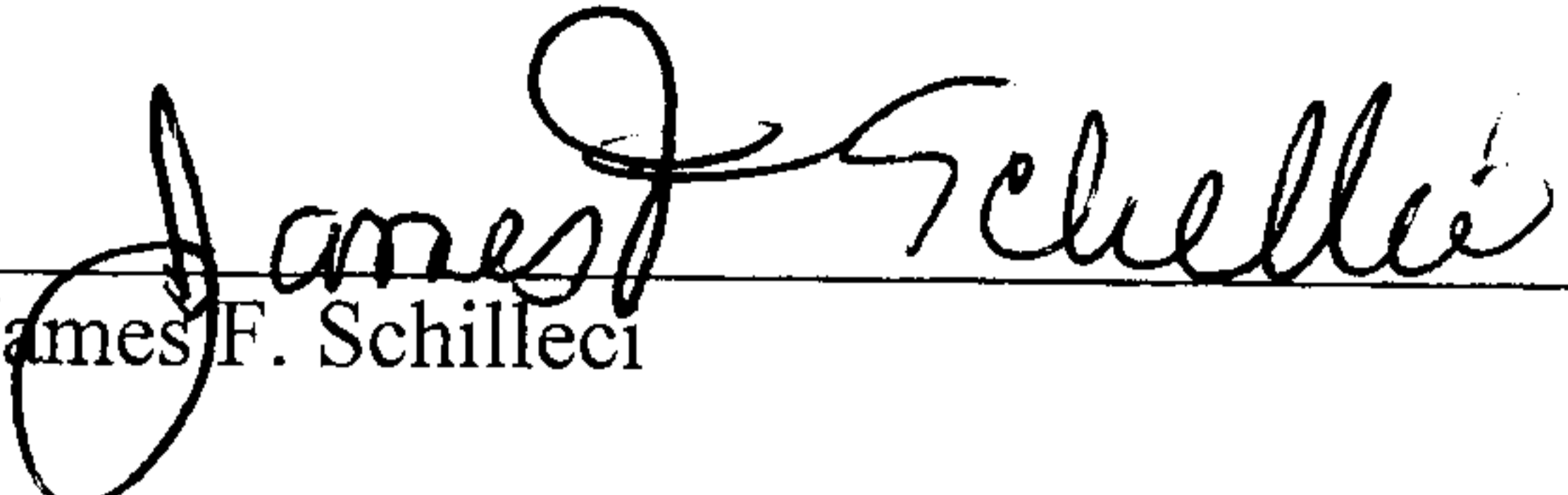
Subject to easements, restrictions and rights-of-way, if any, of record, and ad valorem taxes for the current year due and payable October 1, 2013.

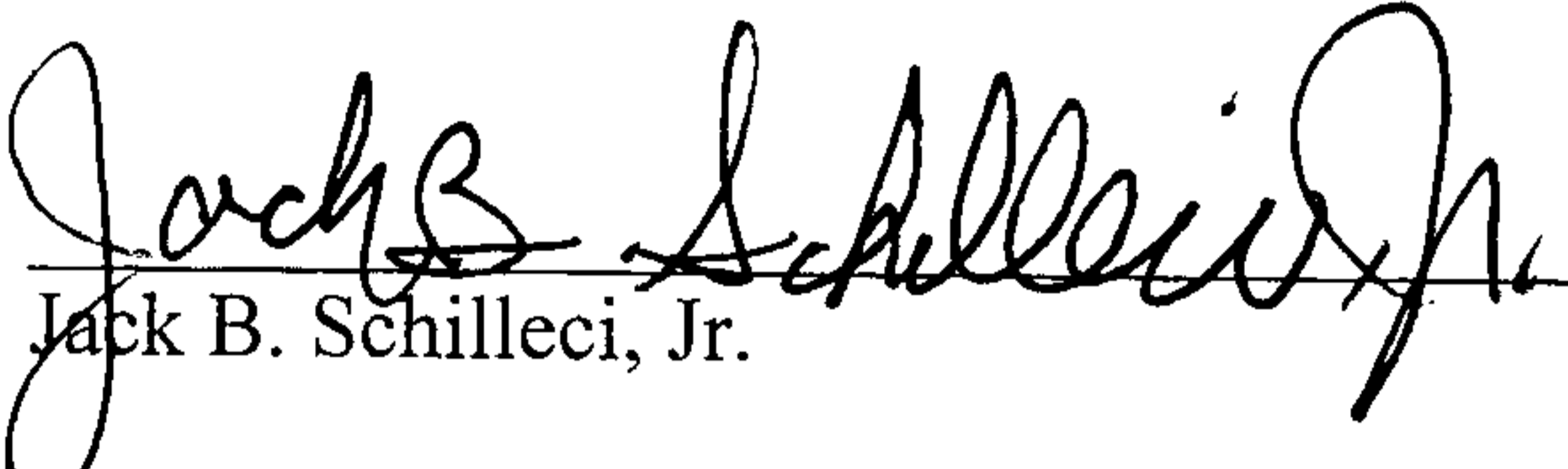
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.


And the Grantors do covenant with the said Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the same as aforesaid; that the Grantors will and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

Shelby County, AL 06/10/2013
State of Alabama
Deed Tax: \$662.50

IN WITNESS WHEREOF, the Grantors have caused their names to be signed on this the 23rd day of May, 2013.


James F. Schilleci


Jack B. Schilleci, Jr.

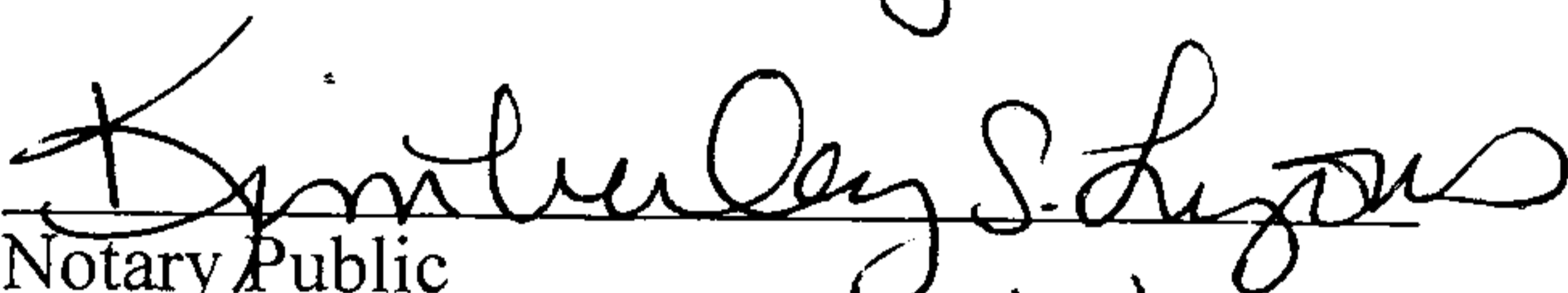

Joan Schilleci Brooks

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James F. Schilleci**, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 23rd day of May, 2013.

(Seal)


Notary Public
My Commission Expires 6/8/2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack B. Schilleci, Jr.**, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2013.

(Seal)

Kimberly S. Lyons
Notary Public
My Commission Expires 10/8/14

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joan Schilleci Brooks**, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority executed the same voluntarily as aforesaid on the day the same bears date.

Given under my hand and official seal this the 2nd day of May, 2013.

(Seal)

Kimberly S. Lyons
Notary Public
My Commission Expires 6/8/14

EXHIBIT "A"

2007012600041470 9/9 \$485.00
Shelby Cnty Judge of Probate, AL
01/26/2007 03:45:50PM FILED/CERT

LOT 7-A:

A parcel of land in the South-Half of the Northeast ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the South-Half of said ¼ - ¼; thence run North 82 degree(s) 58 minute(s) 11 second(s) West 728.32 feet along the North line of said South Half of said ¼ - ¼ line to the point of beginning; thence continue last course 315.67 feet; thence run South 21 degree(s) 32 minute(s) 30 second(s) East 163.22 feet to a point on a clockwise curve having a Delta angle of 90 degree(s) 00 minute(s) 02 second(s) with a radius of 60.00 feet and a tangent of 60.00 feet; thence run Southeast along the arc of said curve 94.25 feet; thence run North 68 degree(s) 20 minute(s) 30 second(s) East 77.53 feet; thence run North 41 degree(s) 07 minute(s) 32 second(s) East 156.74 feet to the POINT OF BEGINNING.

Subject to and benefiting from a non-exclusive easement for ingress, egress and utilities, described as follows: Commence at the Northeast corner of the South-Half of the Northeast ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 82 degree(s) 58 minute(s) 11 second(s) West 728.32 feet along the North line of said South-Half of said ¼ - ¼ section; thence run South 41 degree(s) 07 minute(s) 32 second(s) West 100.74 feet; thence run South 68 degree(s) 20 minute(s) 30 second(s) West 33.54 feet to the POINT OF BEGINNING;

thence continue last course 43.99 feet to a point on a counter-clockwise curve on the Northeast right-of-way of a cul-de-sac on Canyon Park Circle, said curve with a radius of 60.00 feet and a delta angle of 90 degree(s) 00 minute(s) 02 second(s) and a tangent of 60.00 feet; thence turn right 90 degree(s) 00 minute(s) 00 second(s) to tangent and run along the arc of said curve 94.25 feet; thence run North 21 degree(s) 39 minute(s) 30 second(s) West 22.70 feet to a point on a clockwise curve with a radius of 82.7 feet and a delta angle of 47 degree(s) 32 minute(s) 16 second(s); thence run along the arc of said curve 68.63 feet; thence run South 59 degree(s) 15 minute(s) 02 second(s) East 70.45 feet to the POINT OF BEGINNING.

LOT 7-B:

A parcel of land in the South-Half of the Northeast ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the South-Half of said ¼ - ¼; thence run North 82 degree(s) 58 minute(s) 11 second(s) West 612.32 feet along the North line of said South Half of said ¼ - ¼ line to the point of beginning; Thence continue last course 116.00 feet; thence run South 41 degree(s) 07 minute(s) 32 second(s) West 156.74 feet; thence run South 68 degree(s) 20 minute(s) 30 second(s) West 77.53 feet to a point on a clockwise curve having a delta angle of 73 degree(s) 30 minute(s) 28 second(s) with a radius of 60.00 feet and a tangent of 44.81 feet; thence run Southwest along the arc of said curve 76.96 feet; thence run South 38 degree(s) 09 minute(s) 01 second(s) East 161.11 feet; thence run North 32 degree(s) 31 minute(s) 16 second(s) East 389.60 feet to the point of beginning.

Subject to and benefiting from a non-exclusive easement for ingress, egress and utilities, described as follows: Commence at the Northeast corner of the South-Half of the Northeast ¼ of the Northwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 82 degree(s) 58 minute(s) 11 second(s) West 728.32 feet along the North line of said South-Half of said ¼ - ¼ section; thence run South 41 degree(s) 07 minute(s) 32 second(s) West 156.74 feet; thence run South 68 degree(s) 20 minute(s) 30 second(s) West 33.54 feet to the point of beginning. Thence continue last course 43.99 feet to a point on a counter clockwise curve on the Northeast right-of-way of a cul-de-sac on Canyon Park Circle, said curve having a radius of 60.00 feet and a delta angle of 90 degree(s) 00 minute(s) 02 second(s) and a tangent of 60.00 feet; thence turn right 90 degree(s) 00 minute(s) 00 second(s) to tangent and run along the arc of said curve 94.25 feet; thence run North 21 degree(s) 39 minute(s) 30 second(s) West 22.70 feet to a point on a clockwise curve having a radius of 82.70 feet and a delta angle of 47 degree(s) 32 minute(s) 46 second(s); thence run along the arc of said curve 68.63 feet; thence run South 59 degree(s) 15 minute(s) 02 second(s) East 70.45 feet to the point of beginning.

J.R.D. J.B.D.

20130610000237100 4/5 \$687.50
Shelby Cnty Judge of Probate, AL
06/10/2013 02:04:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James F. Schilleci *
Mailing Address 667 Lake Crest Drive
Hoover, AL 35226

Grantee's Name Schilleci Enterprises Pelham, LLC
Mailing Address 667 Lake Crest Drive
Hoover, AL 35226

Property Address 104 & 109 Canyon Park Circle
Pelham, AL 35124

Date of Sale N/A

Total Purchase Price \$ N/A

or

Actual Value \$

or

Assessor's Market Value \$ 662,270.00

* Joan Schilleci Brooks 1437 Linda Vista Dr. Vestavia, AL 35226
* Jack B. Schilleci, Jr 1453 Shades Crest Rd Hoover AL 35226

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
Other Assessor's Market Valuation

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.

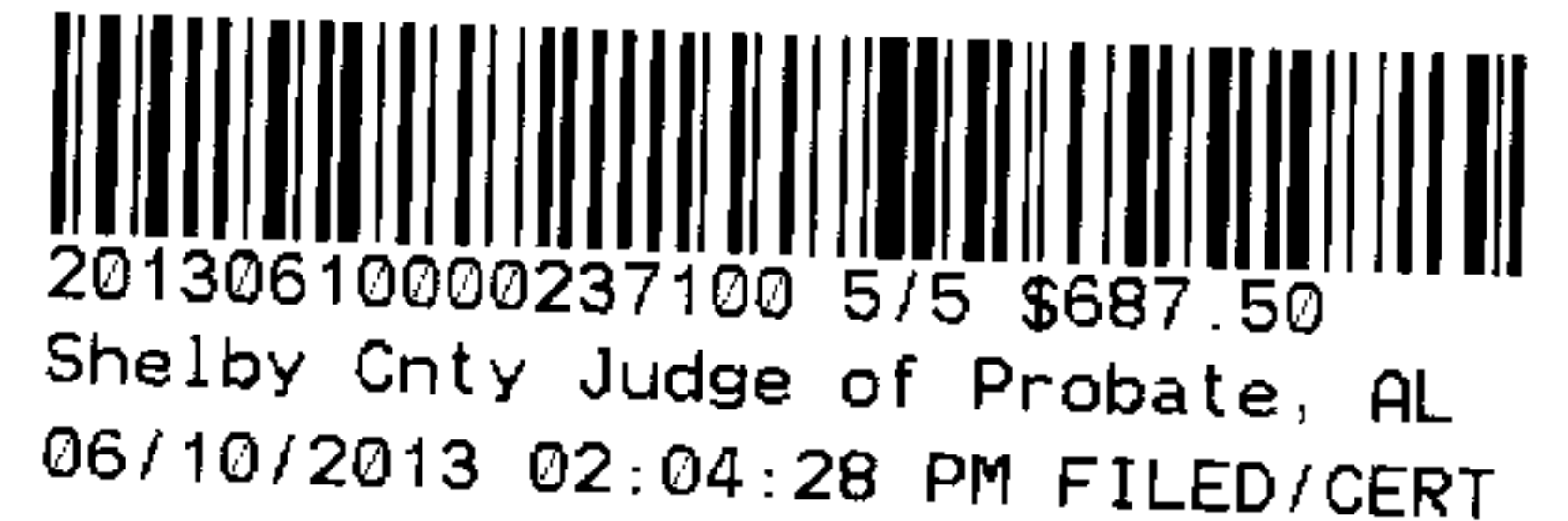
Property address - the physical address of the property being conveyed, if available

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). Schilleci Enterprises Pelham, LLC

Date 5/22/13

Print James F Schilleci

Unattested Kimbelley S. Rogers (verified by) Sign

James F Schilleci (Grantor/Grantee/Owner/Agent) circle one

Print Form