



20150114000014510 1/4 \$228.00
Shelby Cnty Judge of Probate, AL
01/14/2015 12:16:40 PM FILED/CERT

SEND TAX NOTICES TO:

SEED CORN LLC
120 18th Street South, STE 101
Birmingham, AL 35233

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Seventy-Five Thousand Dollars (\$675,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ELLIOTSVILLE PLAZA, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **J & S REALTY LLC**, an Alabama limited liability company, and **SEED CORN LLC**, an Alabama limited liability company (herein referred to as "Grantees"), as tenants in common, the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]


TO HAVE AND TO HOLD the described premises to Grantees, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself, and its heirs, executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the ____ day of December, 2014.

ELLIOTSVILLE PLAZA, LLC, an Alabama limited liability company

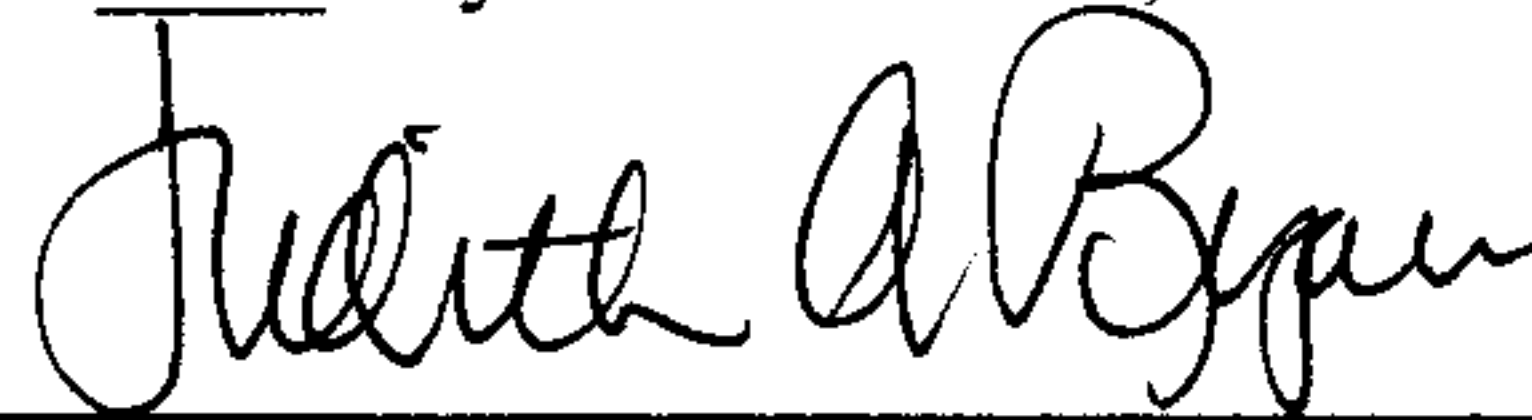
Shelby County, AL 01/14/2015
State of Alabama
Deed Tax: \$205.00

By: 
Print Name: Timothy S. Blair
Title: Manager

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy S. Blair, whose name as Manager of ELLIOTSVILLE PLAZA, 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, as such manager, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 30th day of December, 2014.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 30, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Colin House
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



EXHIBIT "A"

PARCEL A:

A parcel of land in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 14; thence run South along the West section line 1740.00 feet; thence turn left 90 degrees 00 minutes 00 seconds and run East 119.70 feet; thence turn right 64 degrees 18 minutes 00 seconds and run Southeast 255.00 feet; thence turn left 60 degrees 43 minutes 00 seconds and run East 88.00 feet to the point of beginning; thence continue last course 335.90 feet to the West right-of-way of Shelby County Highway #119; thence turn left 84 degrees 30 minutes 00 seconds and run North along said right-of-way 147.80 feet; thence turn right 02 degrees 59 minutes 44 seconds and run North along said right-of-way 79.60 feet; thence turn left 106 degrees 34 minutes 06 seconds and run West 319.54 feet; thence turn right 05 degrees 15 minutes 33 seconds and run West 28.20 feet; thence turn left 81 degrees 41 minutes 27 seconds and run South 180.45 feet to the point of beginning.

PARCEL B:

A parcel of land in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 14; thence South along the West section line 1740.00 feet; thence turn left 90 degrees 00 minutes 00 seconds and run East 119.70 feet; thence turn right 64 degrees 18 minutes 00 seconds and run Southeast 60.35 feet to the point of beginning; thence continue last course 194.65 feet; thence turn left 60 degrees 43 minutes 00 seconds and run East 88.00 feet; thence turn left 84 degrees 30 minutes 00 seconds and run North 180.45 feet; thence turn left 98 degrees 18 minutes 00 seconds and run West 200.75 feet to the point of beginning.

LESS AND EXCEPT a 30 foot right-of-way of plantation pipe line.

Situated in Shelby County, Alabama.

SUBJECT TO:

- i) Taxes and assessments for the year 2015, a lien but not yet payable;
- ii) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-18704, Volume 101, Page 77 and Inst. No. 20030219000104720;
- iii) Right-of-way granted to Southern Bell Telephone and Telegraph Company recorded in Volume 124, Page 263;
- iv) Right-of-way granted to Plantation Pipeline recorded in Volume 112, Page 352; and
- v) Coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

Real Estate Sales Validation Form

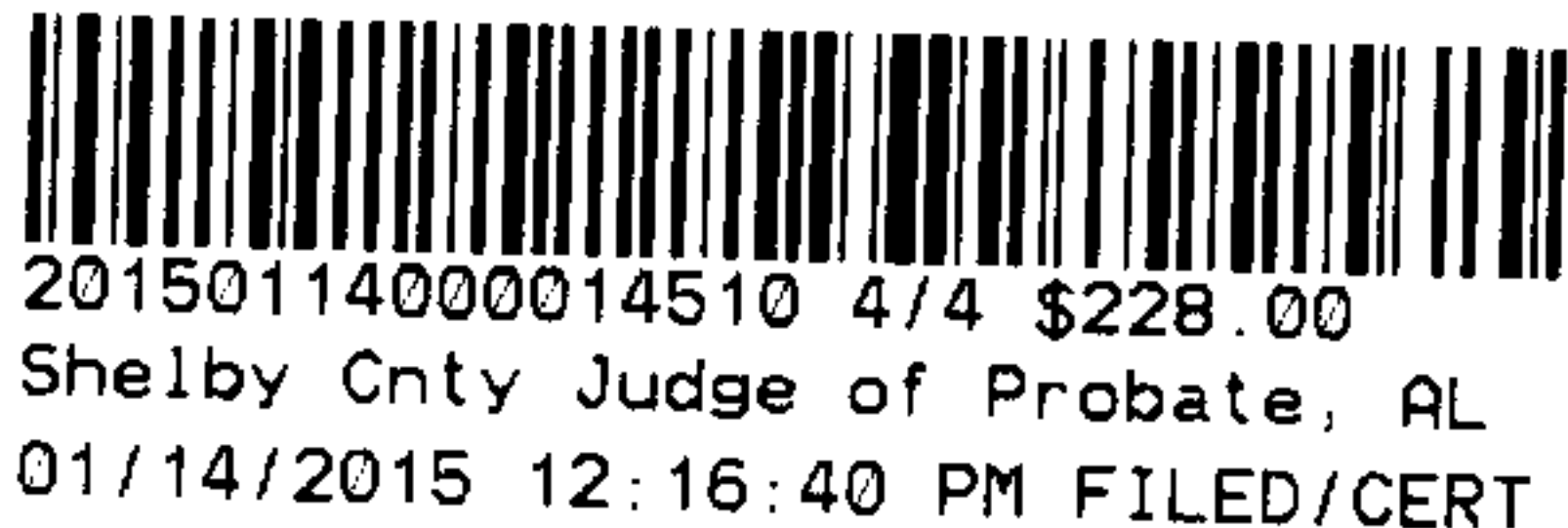
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Elliotsville Plaza, LLC
Mailing Address 4228 Gaines Mill Circle
Birmingham, AL 35213

Grantee's Name Seed Corn LLC and
J & S Realty LLC
Mailing Address 120 18th Street South, STE 101
Birmingham, AL 35233

Property Address 8919 Highway 119
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 675,000.00



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
☐ Other

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).

Date 12/30/14

Print Tracy S Blair

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1