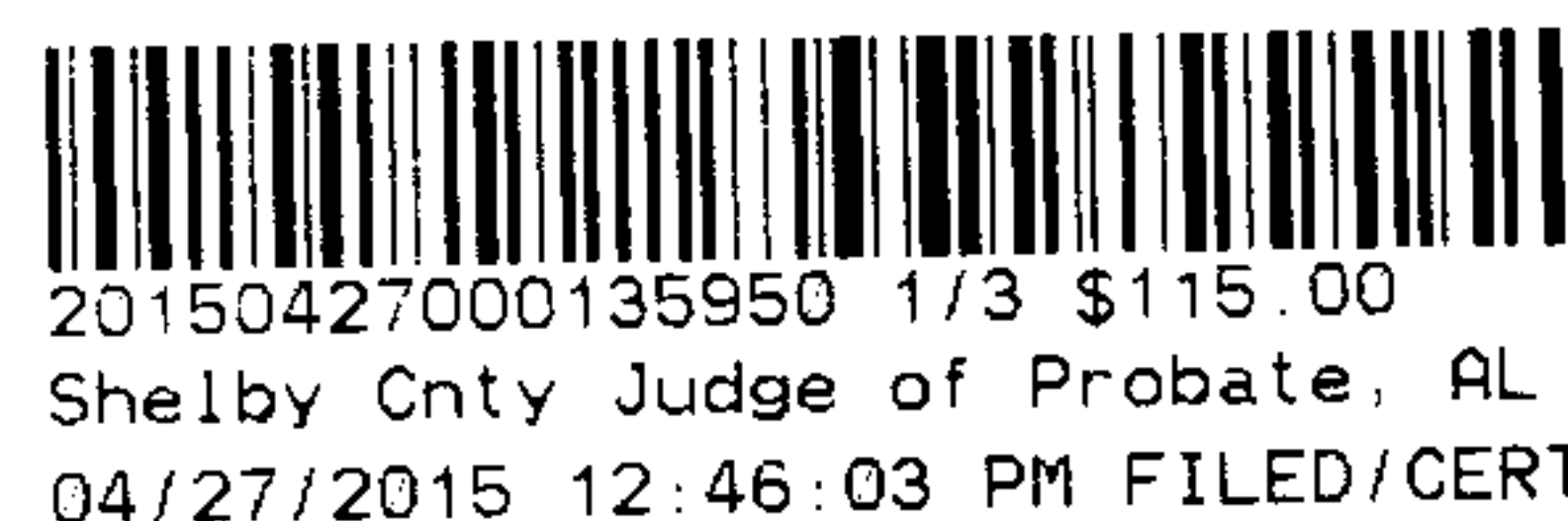


**THIS INSTRUMENT PREPARED BY:**  
James J. Odom, Jr.  
P. O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**  
B&AN, Inc.  
5461 Colony Way  
Hoover, AL 35226

STATE OF ALABAMA )  
COUNTY OF SHELBY )



**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Ninety-Five Thousand and No/100 Dollars (\$95,000.00) and other good and valuable consideration, to the undersigned Stephen H. Lee (herein referred to as "Grantor"), a married man, in hand paid by B&AN, Inc., an Alabama corporation (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 289.39'; thence S89°27'27"W, a distance of 30.33'; thence N33°07'53"W, a distance of 102.42'; thence N24°57'45"E, a distance of 147.24' to the POINT OF BEGINNING; thence N24°57'20"E, a distance of 103.85'; thence S65°49'11"E, a distance of 85.31'; thence S19°59'54"W, a distance of 63.28'; thence N89°51'15"W, a distance of 100.00' to the POINT OF BEGINNING.

SUBJECT TO: (1) Current Taxes; (2) Easement to Alabama Power Company recorded in Deed Book 80, at Page 221, in the Probate Office of Shelby County, Alabama; (3) Right of Way to State of Alabama recorded in PS 4-201, in the Probate Office of Shelby County, Alabama; (4) Right of way to Shelby County recorded in Deed Book 107, at Page 406, and Deed Book 161, at Page 47, in the Probate Office of Shelby County, Alabama; (5) Any part of caption lands lying within a public road; (6) Mineral and mining rights not owned by Grantor.

This property does not constitute the homestead of the Grantor herein.

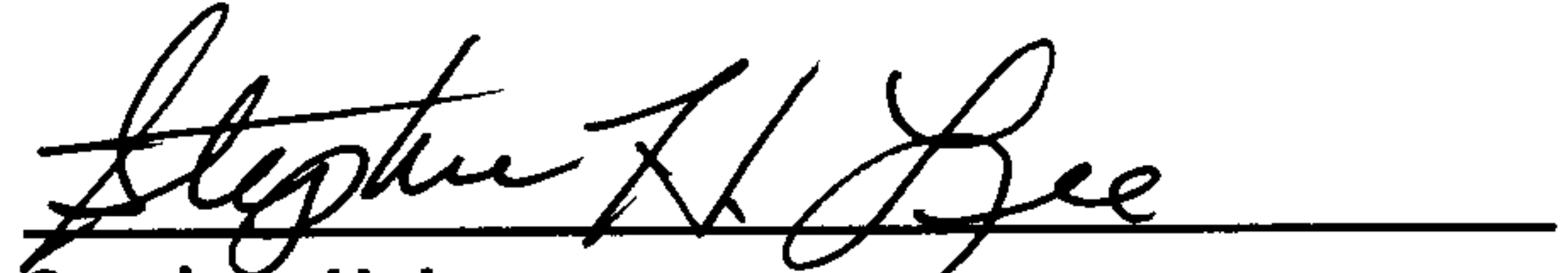
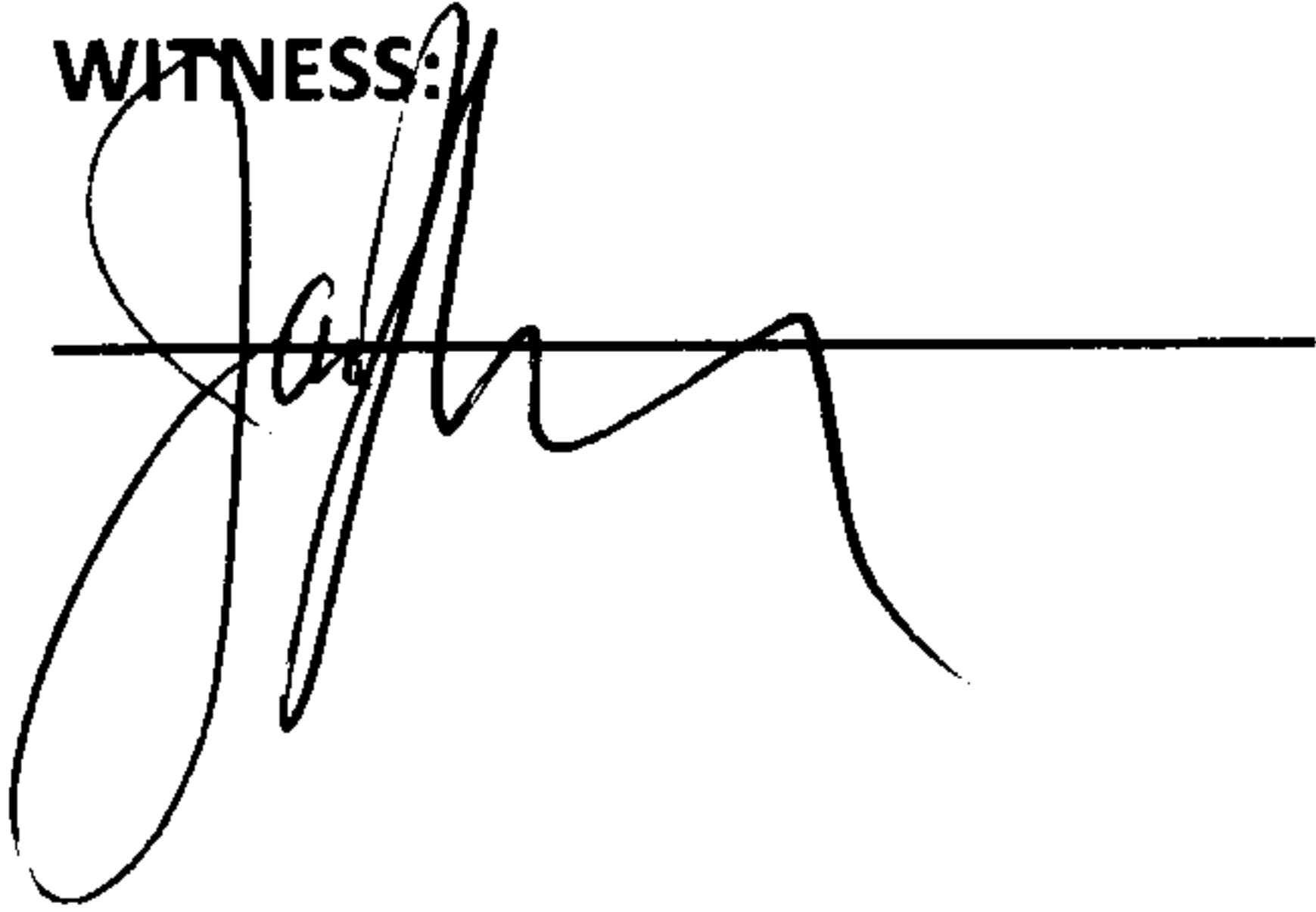
**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns, forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the

same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 21<sup>st</sup> day of April, 2015.

**WITNESS:**

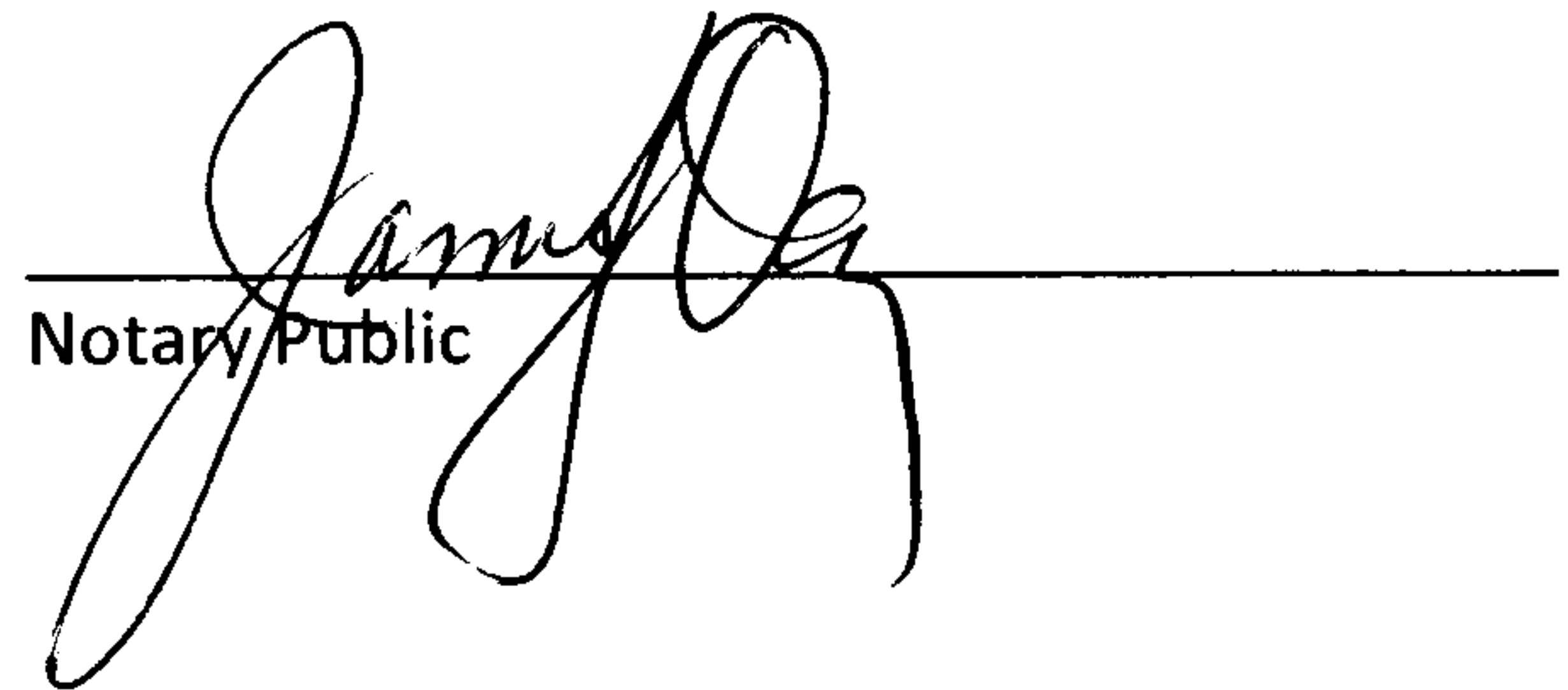
  
Stephen H. Lee

20150427000135950 2/3 \$115.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 12:46:03 PM FILED/CERT

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen H. Lee, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21<sup>st</sup> day of April, 2015.

  
Notary Public

My Commission Expires: 07/14/2015

Real Estate Sales Validation Form

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

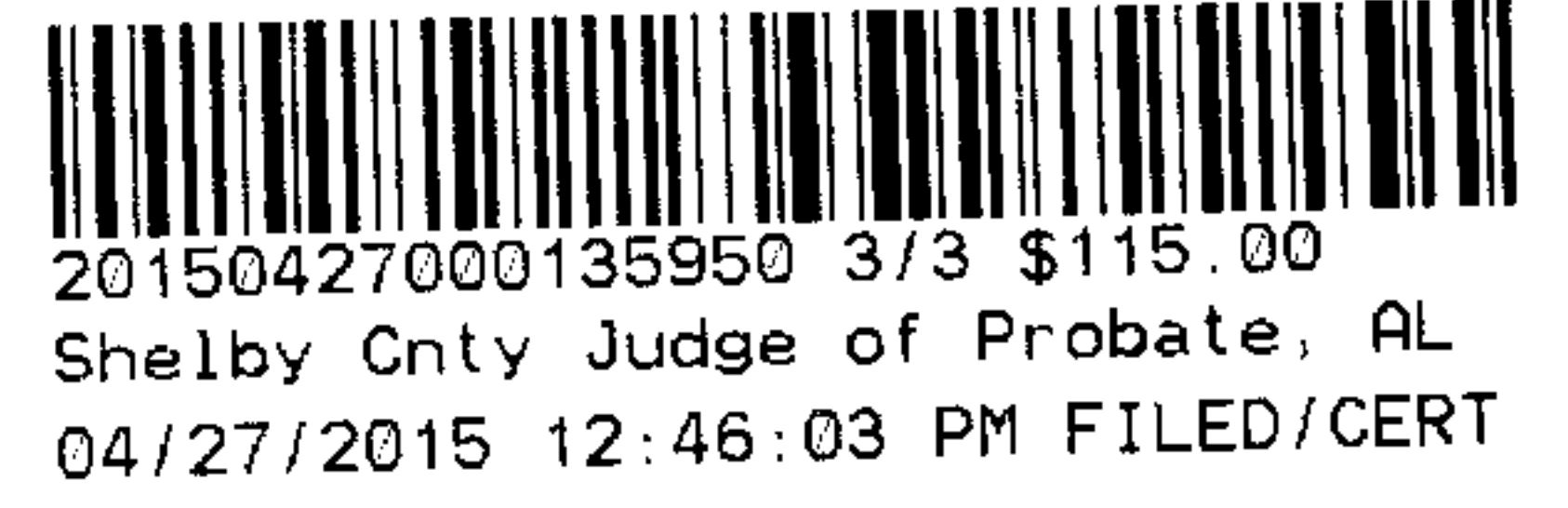
Grantor's Name Stephen H. Lee
Mailing Address 16200 Highway 61
Wilsonville, AL 35186

Grantee's Name B&AN, Inc.
Mailing Address 5461 Colony Way
Hoover, AL 35226

Property Address 21244 Highway 25
Columbiana, AL 35051

Date of Sale April 21, 2015
Total Purchase Price \$ 95,000.00

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 4/21/2015

Print Stephen H. Lee

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1