

This Instrument was Prepared by:

Send Tax Notice To: MJH 280 Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22146



20150508000151410 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
05/08/2015 10:14:37 AM FILED/CERT

P.O. Box 207
Huntsville, AL 35078

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Plantation Golf, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **MJH 280 Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Elbert J. Bucklew Jr its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of May, 2015.

By Elbert J. Bucklew Jr
Plantation Golf, Inc. *President*

As: President

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Elbert J. Bucklew Jr as President of Plantation Golf, Inc. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of May, 2015.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

Shelby County, AL 05/08/2015
State of Alabama
Deed Tax: \$50.00



EXHIBIT "A"
LEGAL DESCRIPTION



20150508000151410 2/3 \$70.00
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A tract of land situated in the Northeast 1/4 of Section 2 and the Northwest 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence run North 00 degrees 01 minute 27 seconds West along the East line of said 1/4-1/4 section for 496.54 feet; thence run North 83 degrees 15 minutes 54 seconds East for 49.60 feet; thence run North 10 degrees 07 minutes 09 seconds West for 654.58 feet; thence run South 80 degrees 58 minutes 51 seconds West for 199.98 feet to a point on the East side of a paved entrance to the Meadows Golf Course; thence proceed along the East side of said road as follows: thence run South 52 degrees 09 minutes 41 seconds West for 239.31 feet; thence run South 55 degrees 21 minutes 16 seconds West for 276.13 feet; thence run South 23 degrees 47 minutes 15 seconds West for 258.29 feet; thence run South 12 degrees 08 minutes 35 seconds West for 476.07 feet; thence run South 25 degrees 48 minutes 39 seconds West for 48.35 feet to a point on the northeasterly right of way line of U.S. Highway 280; thence leaving said East side of entrance road run South 53 degrees 37 minutes 06 seconds East along said right of way line for 128.88 feet; thence run North 89 degrees 16 minutes 37 seconds East for 801.31 feet to the point of beginning.

According to the survey of Jeff D. Arrington, dated May 1, 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 Plantation Golf, Inc.
Mailing Address P.O. 465 Chelsea AL 35043
Property Address Hwy 280 Acorny Harpersville, AL 35078

Grantee's Name MJH 280 Properties, LLC
Mailing Address P.O. Box 207 Harpersville AL 35078
Date of Sale May 07, 2015
Total Purchase Price \$50,000.00

or Actual Value or Assessor's Market Value
Barcode: 20150508000151410 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
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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 Appraisal
xx Sales Contract Other
Closing Statement

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 of 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 May 05, 2015

Print Mike T. Atchison

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one