P.O. Box 555

Montevallo, AL 35115

WARRANTY DEED Joint Tenancy With Right of Survivorship

| STATE OF ALABAMA |) |
|------------------|---|
| |) |
| COUNTY OF SHELBY |) |

Know all men by these presents, that in consideration of the sum of Fifty-Five Thousand Dollars and 00/100 (\$ 55,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Pauline T. Shirey, a widow,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **J&R Properties, L.L.C., a duly authorized Alabama limited liability company,** hereinafter known as the GRANTEE;

Part of the City of Calera, more particularly described as follows: Commence at a point on the line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet north of the southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the CSX Railroad right-of-way, as now located; Thence northeast in said right-of-way a distance of 2798.18 feet to a point in the west right-of-way line of U.S. Highway 31 (Montgomery Avenue or Street) in Calera, Alabama, 55.55 feet north of the south right-of-way line of the CSX Railroad, Thence south along the said west line of U.S. Highway 31 a distance of 255.6 feet to a point in the center of a brick wall and the Point of Beginning of the property hereby conveyed; Thence turn right and run west along and with the center of a brick wall 133 feet to an alley; Thence south along and with said alley 24.8 feet to the face of a brick wall; Thence run east along and with said face of said brick wall 133 feet to the west right-of-way line of U.S. Highway 31; Thence run north 24.8 feet along and with said west right-of-way line to the Point of Beginning; said lot or parcel of land is located in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

A purchase money mortgage is being recorded simultaneously herewith in the amount of \$52,500.00.

Shelby County, AL 09/04/2015 State of Alabama Deed Tax:\$2.50



Shelby Cnty Judge of Probate, AL 09/04/2015 09:41:46 AM FILED/CERT

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was performed. By John S. Parks, P.E. & L.S., Alabama No. 12579, on or about 06 July, 2015 and known as File # 15-012. The legal description was taken from said survey.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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 he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

| IN WITNESS WHEREOF, we hav Of Day of Dept. | e hereunto set our hands and seals, on this the, 2015. |
|---|--|
| Pauline T. Shirey Grantor | |
| | 20150904000309310 2/4 \$25.50 Shelby Cnty Judge of Probate, AL 09/04/2015 09:41:46 AM FILED/CERT |
| STATE OF ALABAMA) COUNTY OF SHELBY) | |

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Pauline T. Shirey, a widow*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same

| voluntarily on the day the same bears date | the day the same bears date. |
|--|------------------------------|
|--|------------------------------|

| official seal of office on this the Day of .015. |
|--|
| NOTARY PUBLIC My Commission Expires: 3)-3)-2015 |

This Instrument Prepared By:

Clint C. Thomas, P.C. Attorney at Law P.O. Box 1422 Calera, AL 35040

> 20150904000309310 3/4 \$25.50 Shelby Cnty Judge of Probate, AL 09/04/2015 09:41:46 AM FILED/CERT

Real Estate Sales Validation Form

| This D | Document must be filed in accord | dance with Code of Alabama 19 | 75, Section 40-22-1 |
|--|--|---------------------------------------|----------------------------------|
| Grantor's Name | PANIONE ShoxE-1 | Grantee's Name | 598 Sugarity LLC |
| Mailing Address | 51 8h,25 L1 | Mailing Address | 80 Box 555 |
| | CALERA, AL 35040 | | Montevalle, AL 35115 |
| , , | | | |
| Property Address | 8274 Hwy. 31 50 | Date of Sale | 9/1/15 |
| | CALTRA, AC 35040 | Total Purchase Price | \$ 55,000.00 |
| | | | © |
| 0150904000309310 4/4 \$25 | 5.50 | Actual Value or | |
| helby Cnty Judge of Prob 9/04/2015 09:41:46 AM FI | oate, AL | Assessor's Market Value | \$ |
| • | ment | Other ordation contains all of the re | quired information referenced |
| | | Instructions | |
| | nd mailing address - provide teir current mailing address. | | ersons/conveying interest |
| Grantee's name and to property is being | nd mailing address - provide g conveyed. | the name of the person or p | ersons to whom interest |
| 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. | |
| • | ice - the total amount paid for y the instrument offered for re | | ty, both real and personal, |
| Actual value - if th | e property is not being sold | the true value of the propert | v. both real and personal, being |

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

conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a

pursuant to Code of Alabama 1975 § 40-22-1 (h).

licensed appraiser or the assessor's current market value.

(verified by)

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).

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1