

This instrument prepared by:

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Birmingham, Alabama 35203  
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STATE OF ALABAMA                    )  
   :  
COUNTY OF SHELBY                )



20191218000469800 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
12/18/2019 03:41:20 PM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **JSJF PROPERTIES I, LLC**, an Alabama limited liability company (hereinafter "**Grantor**"), does hereby grant, bargain, sell and convey unto **LONG LOOP PROPERTIES, LLC**, an Alabama limited liability company (hereinafter "**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

***SEE EXHIBIT A***

Subject to:

1. Taxes for the year 2019 and any subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, casements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Easement recorded in Official Records Instrument No. 20030514000301420 and Official

Records Instrument No. 2002-13450, of the Probate Records of Shelby County, Alabama.

6. Easements recorded in Official Records Instrument No. 20180803000277150 and Official Records Instrument No. 20030520000313830, of the Probate Records of Shelby County, Alabama.
7. Affidavit recorded in Official Records Instrument No. 1995-35823 and Official Records Instrument No. 20070122000033790, of the Probate Records of Shelby County, Alabama.
8. Pipeline Easement as shown in Book 59, Page 308, Book 77, Page 496, Book 93, Page 323, Book 224, Page 477 and Book 486, Page 536.
9. Lack of direct access to the NE 1/4 of the SW 1/4 of Section 25 as shown on the survey by Ray & Gilliland, PC, Christopher Ray, PLS 26017 dated December 5, 2019.

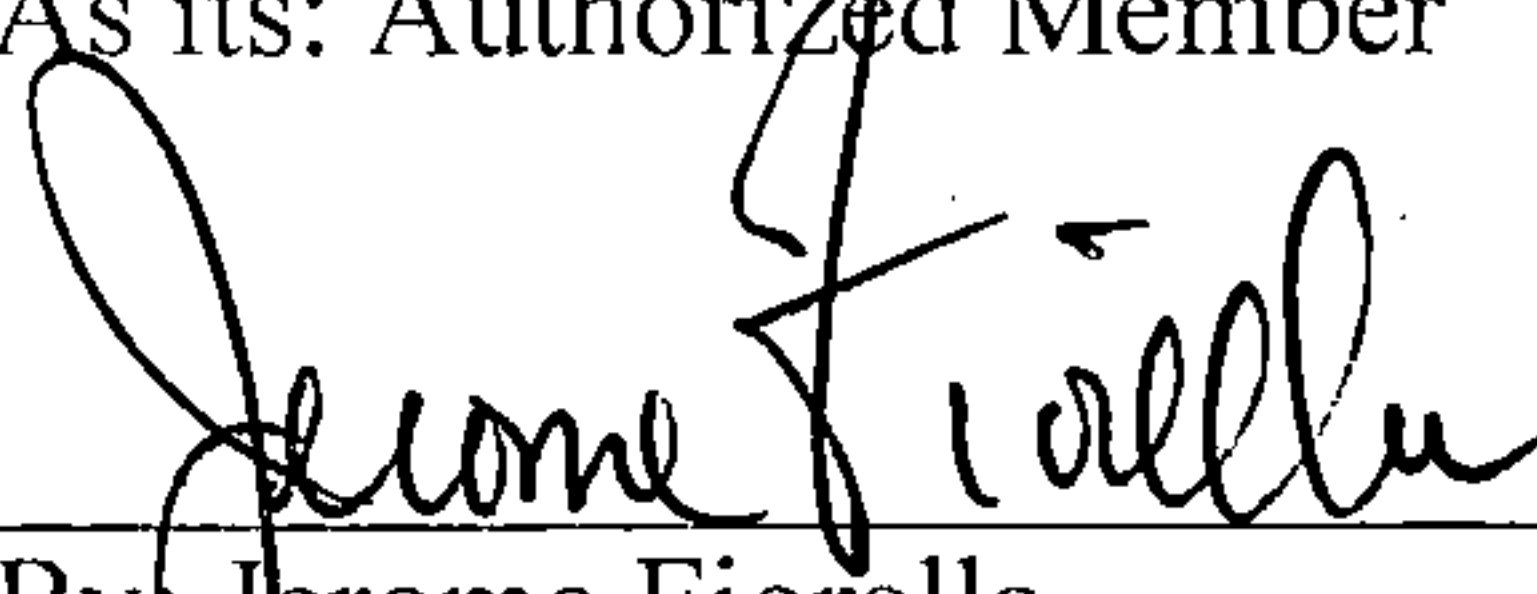
TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.


WITNESS my hand and seal this 18th day of December 2019.

**GRANTOR:**

**JSJF PROPERTIES I, LLC**

By: JF Management, LLC  
As its: Authorized Member

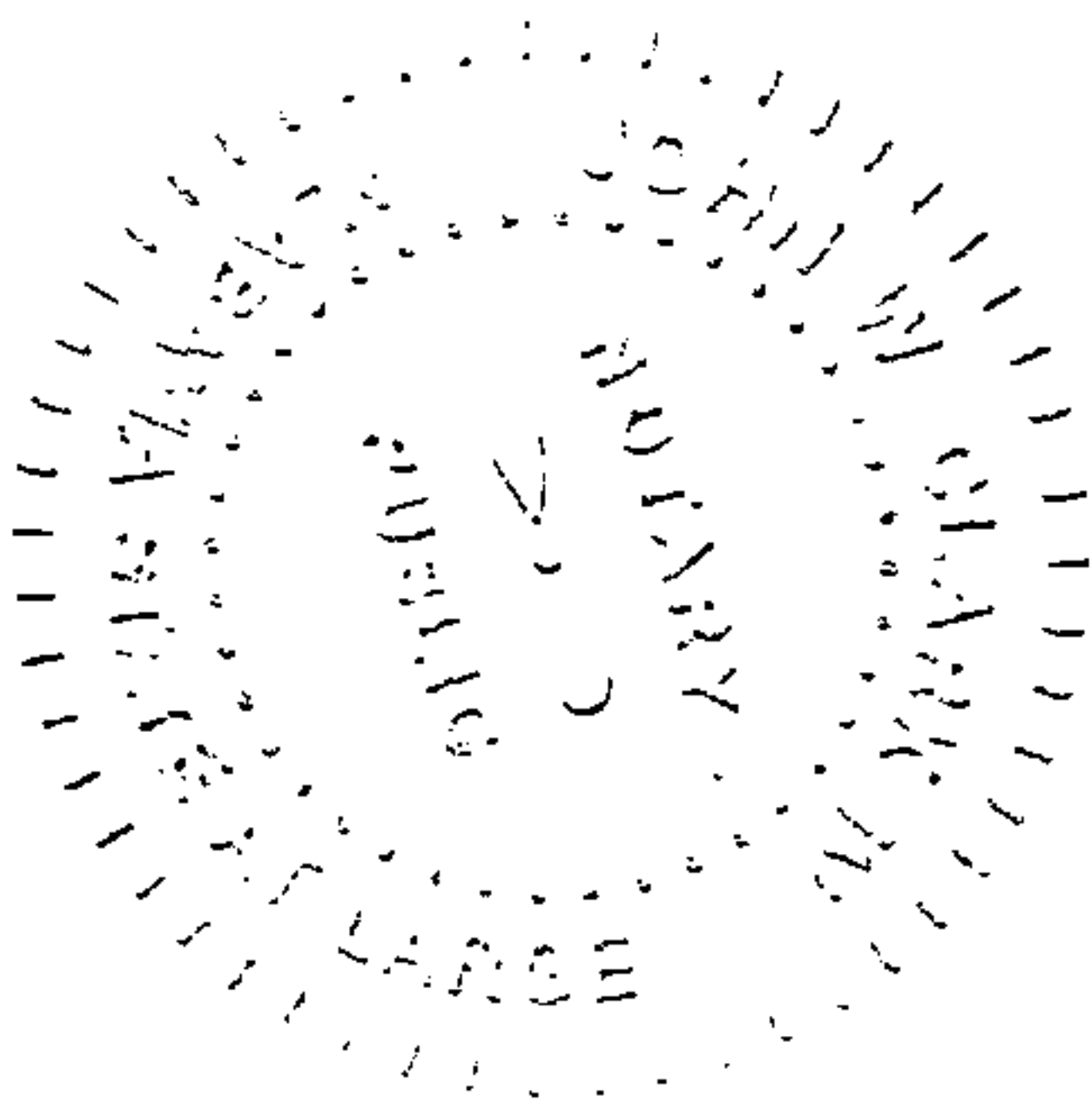
  
By: Jerome Fiorella  
As its: Manager

  
20191218000469800 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
12/18/2019 03:41:20 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 **Jerome Fiorella**, as the **Manager** of **JF Management, LLC**, an Alabama limited liability company, which is the **Authorized Member** of **JSJF Properties I, LLC**, an Alabama limited liability company, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he, as an officer and with full authority, executed the same voluntarily for and as the act of said company on the date below.

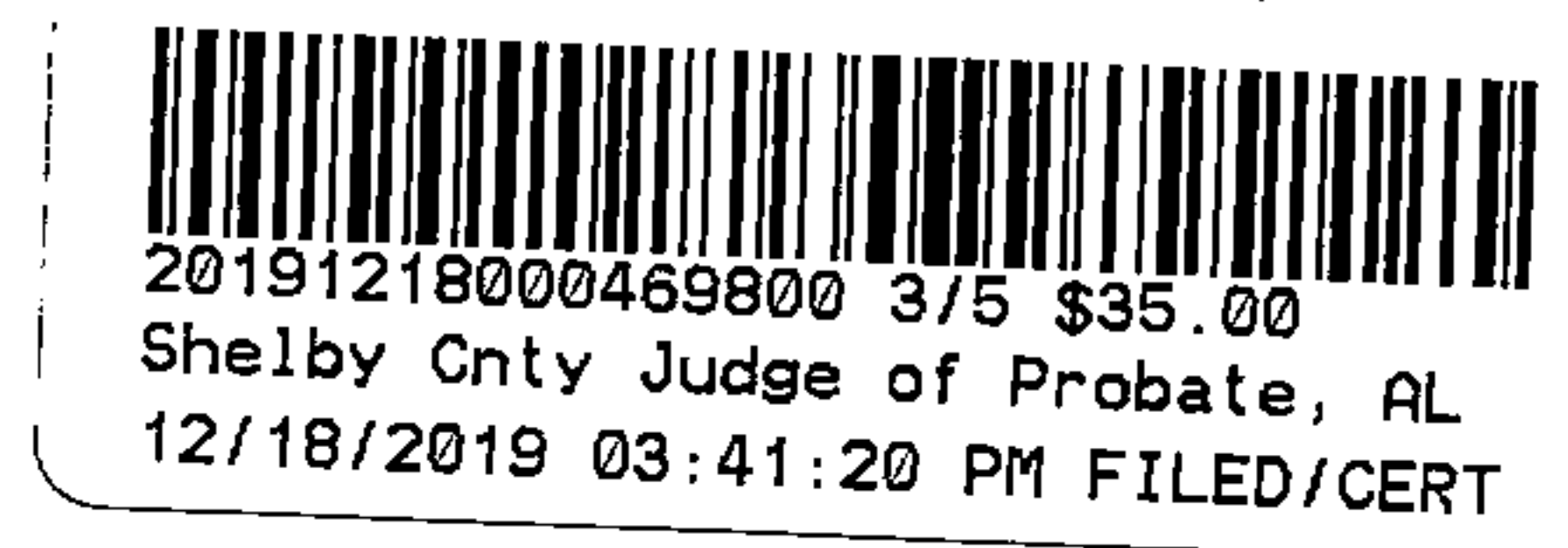
Subscribed and sworn to before me on this 18<sup>th</sup> day of December 2019.



John W. Clark  
Notary Public

My Commission Expires:

**JOHN W. CLARK, IV**  
Notary Public, Alabama State At Large  
My Commission Expires Nov. 18, 2022





## **EXHIBIT A**

### *Legal Description of Property*

Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed North 87° 53' 09" East along the South boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 646.84 feet (set ½" rebar CA-0114-LS) to the point of beginning. From this beginning point proceed North 00° 28' 30" West for a distance of 2687.65 feet to a ½" rebar in place; thence proceed North 89° 27' 38" East along the North boundary of said quarter-quarter section for a distance of 700.77 feet to a 4" x 4" concrete monument in place being the Northeast corner of said Southwest one-fourth of the Northwest one-fourth of Section 26; thence proceed North 89° 27' 38" East along the North boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 26 for a distance of 455.24 feet to a point on the Easterly right-of-way of said Cheshire Drive; thence proceed South 09° 44' 34" West along the Easterly right-of-way of said road for a distance of 347.85 feet (set ½" rebar CA-0114-LS); thence proceed South 13° 37' 09" West along the Easterly right-of-way of said road for a distance of 118.16 feet (set ½" rebar CA-0114-LS); thence proceed South 28° 14' 56" West along the Easterly right-of-way of said road for a distance of 105.14 feet (set ½" rebar CA-0114-LS); thence proceed South 42° 50' 28" West along the Easterly right-of-way of said road for a distance of 150.16 feet (set ½" rebar CA-0114-LS); thence proceed South 44° 56' 10" West along the Easterly right-of-way of said road for a distance of 328.56 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 33' 14" West along the Easterly right-of-way of said road for a distance of 166.67 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 48' 03" East for a distance of 2904.60 feet to the centerline of Clear Prong Creek; thence proceed South 22° 40' 16" East along the centerline of said creek for a distance of 144.50 feet; thence proceed South 03° 15' 05" East along the centerline of said creek for a distance of 77.86 feet; thence proceed South 27° 23' 11" West along the centerline of said creek for a distance of 116.82 feet; thence proceed South 32° 32' 52" West along the centerline of said creek for a distance of 95.44 feet; thence proceed South 65° 29' 36" West along the centerline of said creek for a distance of 122.68 feet; thence proceed South 43° 50' 35" West along the centerline of said creek for a distance of 195.34 feet; thence proceed South 60° 43' 52" West along the centerline of said creek for a distance of 141.62 feet; thence proceed South 05° 29' 18" West along the centerline of said creek for a distance of 414.94 feet; thence proceed South 25° 28' 05" West along the centerline of said creek for a distance of 258.44 feet; thence proceed South 40° 29' 15" East along the centerline of said creek for a distance of 53.07 feet; thence proceed South 14° 53' 23" East along the centerline of said creek for a distance of 66.67 feet; thence proceed South 76° 26' 14" West along the centerline of said creek for a distance of 106.10 feet; thence proceed South 23° 55' 15" West along the centerline of said creek for a distance of 106.31 feet; thence proceed South 35° 30' 00" East along the centerline of said creek for a distance of 154.01 feet; thence proceed South 87° 53' 09" West along the South boundary of the Northwest one-fourth of the Southeast one-fourth, the South boundary of the Northeast one-fourth of the Southwest one-fourth and the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 2868.10 feet to the point of beginning.

The above described land is located in, the Northwest one-fourth of the Southeast one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama and contains 140.68 acres.



# Real Estate Sales Validation Form

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

Grantor's Name JSJF Properties I, LLC  
Mailing Address 3572 Shandwick Place  
Birmingham, Alabama 35242

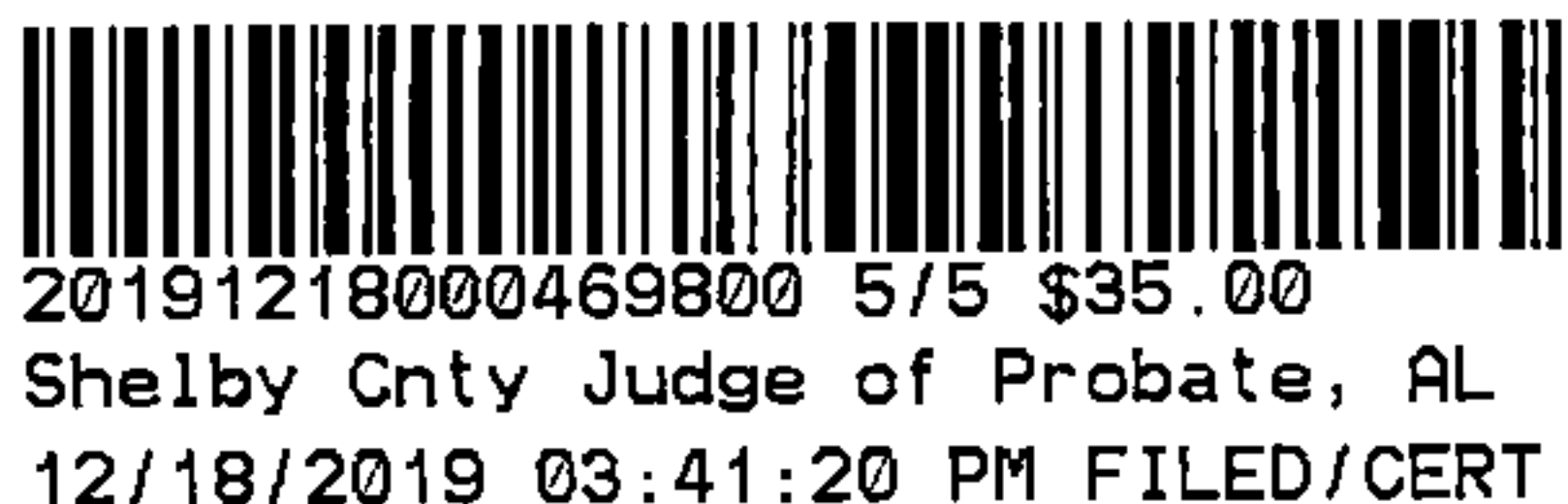
Grantee's Name Long Loop Properties, LLC  
Mailing Address 17 N. 20th Street, Suite 300  
Birmingham, Alabama 35203

Property Address Unimproved Land in or  
around Westover, AL

Date of Sale 12/18/19  
Total Purchase Price \$ 1,406,800.00

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 purchase mortgage

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 12/18/19

☒ Unattested

(verified by)

Print John W. Clark IV (Agent of Grantor)  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one