

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
C&J Jones Investments, LLC
3398 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **Whitney Investments, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **C&J Jones Investments, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$750,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Lynn Johnson, Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 19th day of February, 2021.

Whitney Investments, LLC


BY: **Lynn Johnson, Member**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BY: Lynn Johnson**, whose name as **Member of Whitney Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 19th day of February, 2021.




Notary Public

My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West Shelby County, Alabama, being more particularly described as:

Commence at the Southwest corner of said Section 24 and run East along the south $\frac{1}{4}$ - $\frac{1}{4}$ line 765.71 feet to the Westerly right of way of U.S. Highway 31; thence left 106 degrees 59 minutes and run Northerly along the said right of way for 368.42 feet to the point of beginning; thence continue along the last described course for 160.78 feet; thence left 85 degrees 09 minutes 09 seconds and run westerly for 106.77 feet; thence left 2 degrees 38 minutes 51 seconds and continue westerly for 25.12 feet; thence left 84 degrees 30 minutes and run southerly for 155.16 feet; thence left 91 degrees 19 minutes 44 seconds and run easterly for 153.22 feet to the point of beginning.

PARCEL NUMBER: 13-6-24-3-002-008.001

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Whitney Investments, LLC 1972 Highway 36 Chelsea, AL 35043

Grantee's Name Mailing Address C&J Jones Investments, LLC 3398 Pelham Parkway Pelham, AL 35124

Property Address 3398 Pelham Parkway Pelham, AL 35124

Date of Sale February 19, 2021 Total Purchase Price \$ Or Actual Value \$ Or Assessor's Market Value \$ 576,270.00

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 Tax Assessed Value under 13-6-24-3-002-008.001

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).

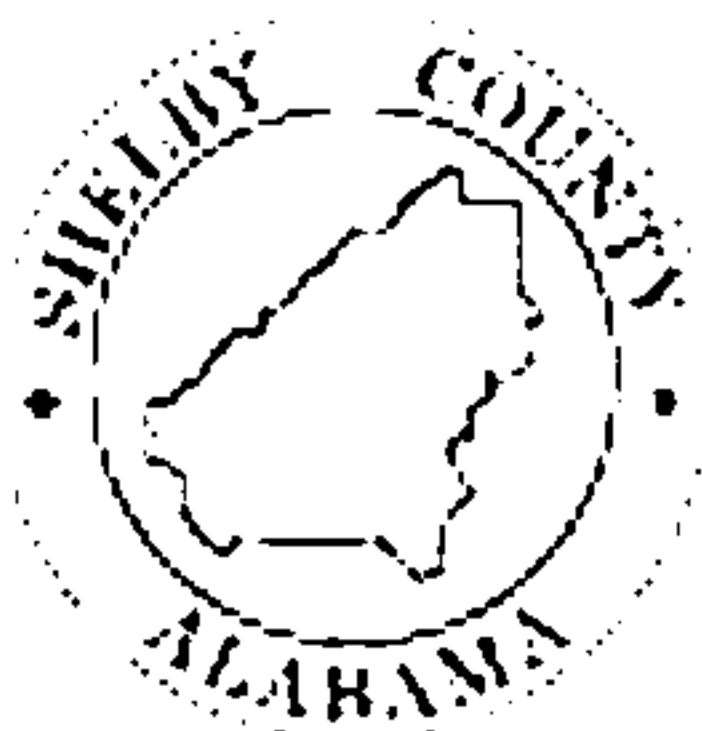
Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/08/2021 11:00:18 AM \$29.00 CHERRY 20210308000113540

Allen S. Beyl