

Value \$ 1,217,390.10

This Instrument Prepared By:  
Steven A. Brickman, Esquire  
SIROTE & PERMUTT, P.C.  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

  
20120319000094770 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
03/19/2012 03:11:57 PM FILED/CERT

Send Tax Notice to:  
JAS Properties, LLC  
4640 Highway 280  
Birmingham, AL 35242  
Attn: Arthur Serwitz

**NO TITLE EXAMINATION REQUESTED  
OR PERFORMED.**

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Joyce R. Serwitz**, a married person (hereafter referred to as "Grantor"), in hand paid by **JAS Properties, LLC**, an Alabama limited liability company (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit "A"**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

Subject to and except for:

1. Ad valorem taxes for the current tax year, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. All unrecorded easements, restrictions, liens, right-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE ANY  
OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.**

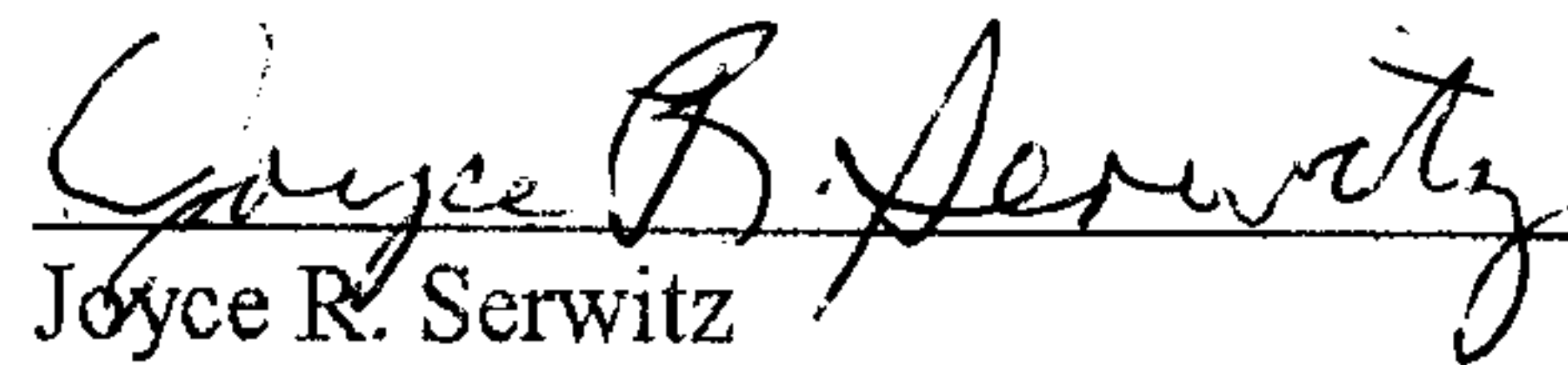
**Note:** A loan in the amount of \$ 1,217,390.10 secured by a mortgage recorded simultaneously herewith represents all of the consideration for this deed.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever.

And I do for myself and for my successors and assigns covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 has hereto set her hand and seal on this the 5th day of August, 2011.

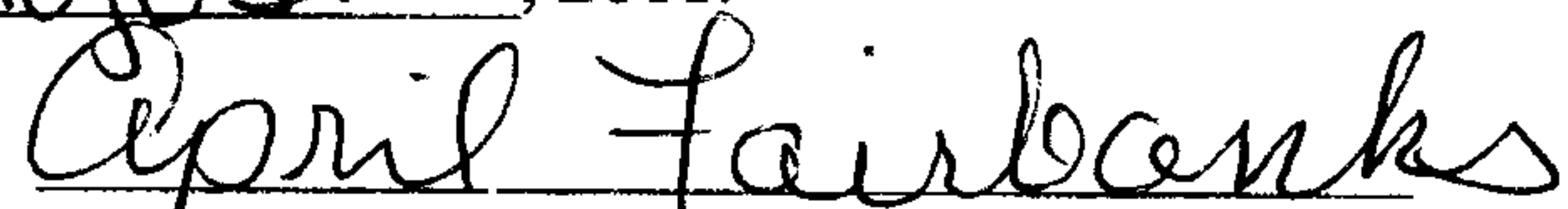
"Grantor"

  
Joyce R. Serwitz

STATE OF ALABAMA     )  
Jefferson COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joyce R. Serwitz**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand this 5 day of August, 2011.

  
Notary Public

My commission expires: \_\_\_\_\_

MY COMMISSION EXPIRES JANUARY 11, 2014



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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL I:

From the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, run thence in an Easterly direction along the South line of said quarter-quarter for a distance of 613.05 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 127 degrees 02 minutes 10 seconds and run in a Northwesterly direction for a distance of 273.49 feet thence turn an angle to the right of 74 degrees 56 minutes 55 seconds and run in a Northeasterly direction for a distance of 97.48 feet to a point on the South right-of-way line of U. S. Highway 280, said point being in a curve to the right having a radius of 2230.00 feet and a central angle of 1 degree 58 minutes 42 seconds and a chord which forms an interior angle of 86 degrees 50 minutes 15 seconds with the previous call; thence run in a Southeasterly direction along the arc of said curve in said South right-of-way line for a distance of 77.0 feet; thence from the chord to said curve turn an angle to the right of 0 degrees 59 minutes and run in a Southeasterly direction along said South right-of-way line for a distance of 364.99 feet to the South line of said Northwest Quarter of Northwest Quarter; thence turn an angle to the right of 137 degrees 56 minutes 30 seconds and run in a Westerly direction along said quarter-quarter section line for a distance of 224.22 feet to the point of beginning.

#### PARCEL II:

A parcel of land situated in the Northwest Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:

From the Southwest corner of said quarter-quarter section, run thence in an Easterly direction along the South line of said quarter-quarter for a distance of 199.28 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 55 degrees 52 minutes and run in a Northeasterly direction for a distance of 173.67 feet; thence turn an angle to the right of 50 degrees 59 minutes and run in a Easterly direction for a distance of 128.44 feet; thence turn an angle to the left of 66 degrees 41 minutes 15 seconds and run in a Northeasterly direction for a distance of 61.23 feet; thence turn an angle to the right of 19 degrees 29 minutes and run in a Northeasterly direction for a distance of 6.95 feet; thence turn an angle to the right of 105 degrees 03 minutes 05 seconds and run in a Southeasterly direction for a distance of 273.49 feet; thence turn an angle to the right of 127 degrees 02 minutes 10 degrees and run in a Westerly direction for a distance of 413.77 feet to the point of beginning.

According to the survey of K. B. Weygand and Associates, dated May 24, 1982. Situated in Shelby County, Alabama.

  
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