



20120719000258730 1/3 \$362.00  
Shelby Cnty Judge of Probate, AL  
07/19/2012 12:28:22 PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

NCS 544176C PHK/

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT HUNDRED THOUSAND DOLLARS 00/100 (\$800,000.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Donnie B. Jordan and Betty A. Jordan, husband and wife (herein referred to as "Grantors"), grant, bargain, sell and convey unto MJB Real Estate, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached "Exhibit A" for Legal Description.

### SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2012.
2. Easements, restrictions, covenants and reservations of record.

\$456,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/19/2012  
State of Alabama  
Deed Tax: \$344.00

IN WITNESS WHEREOF, we, have hereunto set our hands and seals this 9<sup>th</sup> day of July, 2012.

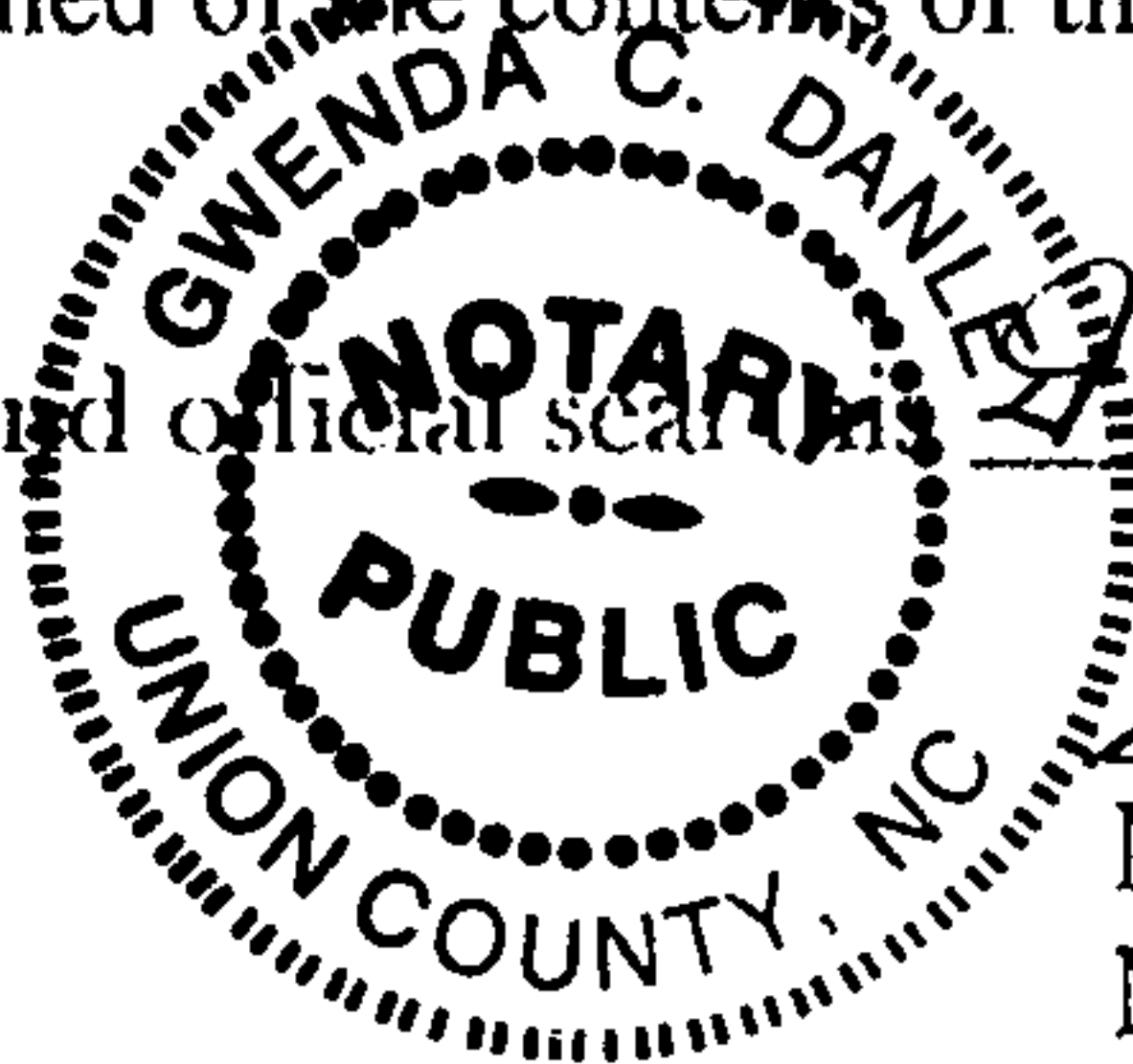
Donnie B. Jordan [SEAL]  
Donnie B. Jordan

Betty A. Jordan [SEAL]  
Betty A. Jordan

STATE OF North Carolina  
COUNTY OF Union

I, the undersigned notary public, in and for said county and state, hereby certify that **Donnie B. Jordan**, whose name 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of July, 2012.

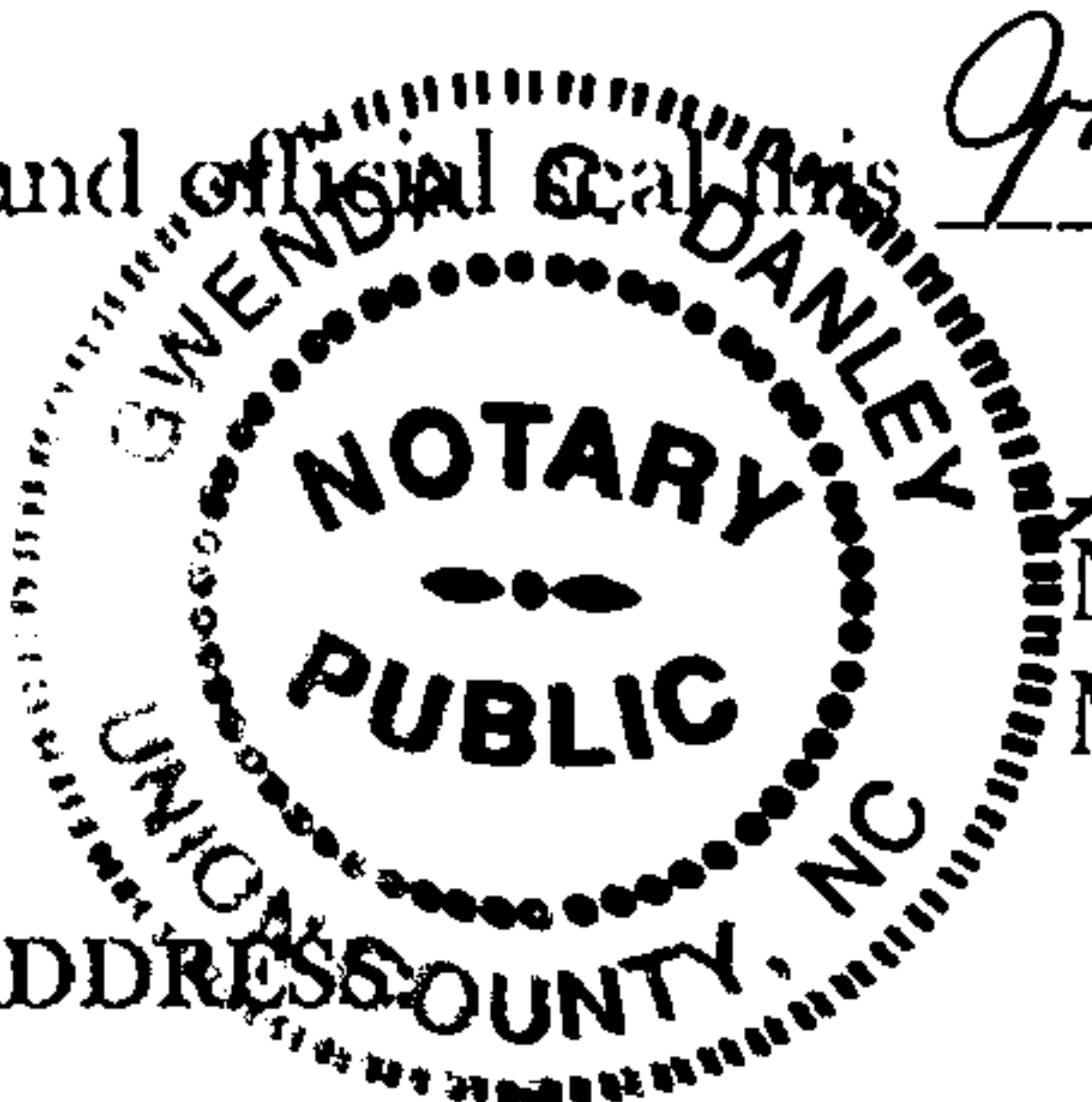


Gwendolyn C. Danley  
Notary Public  
My commission expires: Apr. 26, 2017

STATE OF North Carolina  
COUNTY OF Union

I, the undersigned notary public, in and for said county and state, hereby certify that **Betty A. Jordan**, whose name 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of July, 2012.



Gwendolyn C. Danley  
Notary Public  
My commission expires: Apr. 26, 2017

GRANTEE'S MAILING ADDRESS

2501 Crossings Blvd., Suite 300  
Bowling Green, KY 42104

THIS INSTRUMENT PREPARED BY:

Robinson Law Firm, LLC  
620 East 11th Street  
Anniston, AL 36207  
Telephone: 256-237-7779 Fax: 256-237-7780  
File # 12-0205

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"EXHIBIT A"



20120719000258730 3/3 \$362.00  
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A parcel of land situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 25, T20S, R3W, being more particularly described as follows:

Commence at the point of intersection of the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and the Westerly right of way of Highway 31; thence run Northeasterly 161.16 feet along said right of way to the Point of Beginning; thence continue along last described course 138.0 feet; thence left 103 degrees 00' 35" and Westerly 171.86 feet; thence right 90 degrees and run Northerly 89.79 feet; thence left 90 degrees and run Westerly 52.14 feet; thence left 90 degrees and run Southerly 203.94 feet; thence left 83 degrees 59' 25" and run Easterly 194.00 feet to the Point of Beginning. Together with access, driveway, parking and drainage easement described in the Easement Agreement between Sherman Holland, Jr. and D & T Associates, comprised of Duane L. Hoover and Patricia Anne Hoover as shown in Real Volume 107, Page 951, Probate Office of Shelby County, Alabama.