

This Instrument was Prepared by:
Richard B. McClelland
P. O. Box 381
Chelsea, AL 35043

Send Tax Notice To: M-I-J-Fuel, LLC

1380 Deer Trail Rd
Hoover AL 35226

WARRANTY DEED

20121102000422450 1/3 \$193.00
Shelby Cnty Judge of Probate, AL
11/02/2012 03:21:03 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paulette C. Whitfield, as sole heir of John Kenneth Whitfield, III, deceased Probate Case # PR 2011-000263** ^{unmarried} and **Allen E. Whifield, married** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **M-I-J-Fuel, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 49700 Highway 25, Sterrett, AL 35147**; to wit;

THAT CERTAIN TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18, RANGE 2, EAST, AND RUN THENCE WEST ALONG THE SOUTH LINE OF SECTION 19, A DISTANCE OF 250 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF PUBLIC HIGHWAY NO. 21 (NOW HIGHWAY 25) AS THE SAME IS NOW LOCATED; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY RIGHT OF -WAY LINE OF SAID PUBLIC HIGHWAY NO. 21 (NOW HWY 25) AS NOW LOCATED, A DISTANCE OF 200 FEET, RUN THENCE IN AN EASTERLY DIRECTION TO A POINT OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 19, AT A POINT 200 FEET NORTH OF THE POINT OF BEGINNING; RUN THENCE SOUTH ALONG THE EAST LINE OF SAID FORTY ACRES A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING; AND ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Also a minimum of \$30,000.00 worth of inventory at time of closing

The above described property does not represent the homestead of the Grantors nor their spouse if any.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2012 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

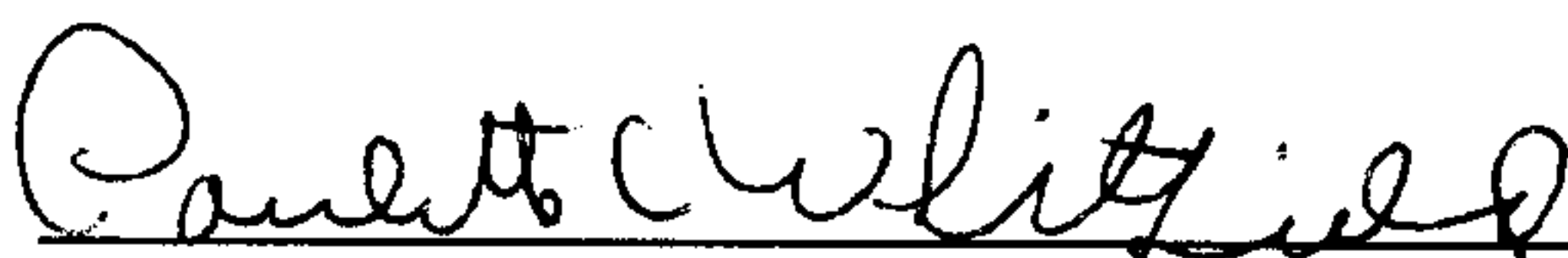
Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

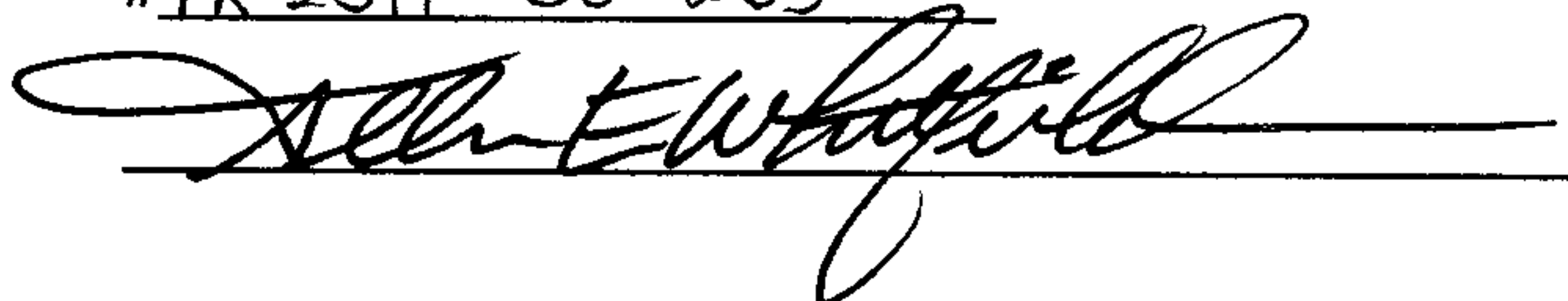
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of November, 2012.



Paulette C. Whitfield, as sole heir of John Kenneth Whitfield, III, deceased, Probate Case #PR 2011-000263



Allen E. Whitfield

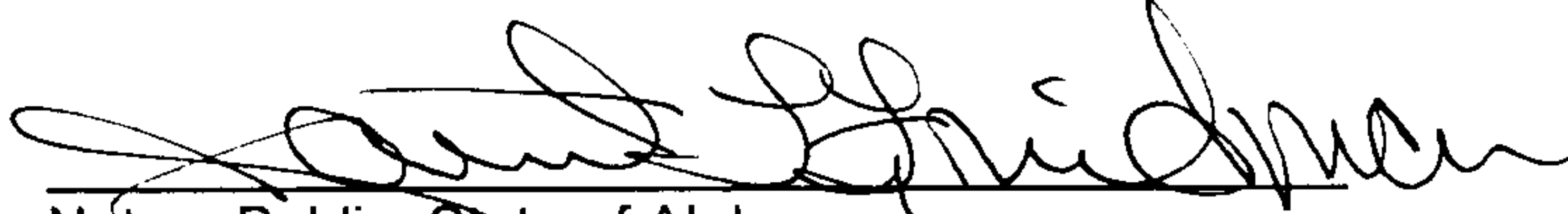
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Paulette C. Whitfield, as sole heir of John Kenneth Whitfield, III, deceased, Probate Case # PR 2011-000263 and Allen E. Whitfield, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of November, 2012.


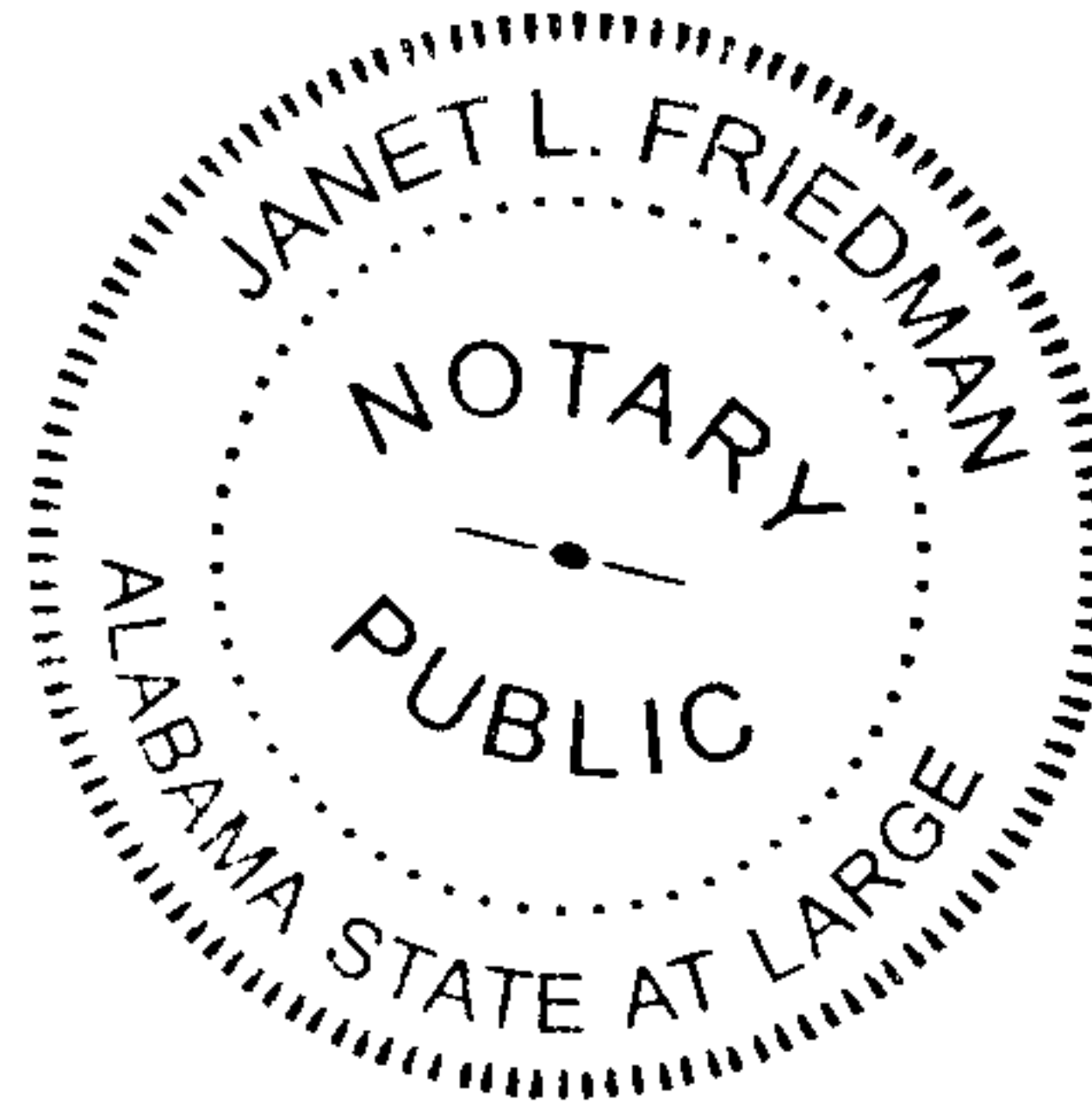


Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 2-27-16



20121102000422450 2/3 \$193.00
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Shelby County, AL 11/02/2012
State of Alabama
Deed Tax:\$175.00

Real Estate Sales Validation Form

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

Grantor's Name Paulette C. Whitfield, as sole heir of
John Kenneth Whitfield, III and Allen
E. Whitfield

Grantee's Name M-I-J-Fuel, LLC

Mailing Address 45077 HWY 25
VINCENT, Alabama
35178

Mailing Address 1380 Deer Trail Rd
Hoover, Alabama
35226

Property Address 49700 Highway 25
Sterrett, Alabama 35147

Date of Sale November 02, 2012
Total Purchase Price ~~\$150,000.00~~ \$175,000

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



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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 of 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 November 02, 2012

Print Salman Sewari

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one