


STATE OF ALABAMA
SHELBY COUNTY


20121127000452620 1/5 \$481.50
Shelby Cnty Judge of Probate, AL
11/27/2012 12:21:30 PM FILED/CERT

Pelham

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned Freddie Joe Hudson, George Traweek Dickson and James Michael Thames, all married persons, (collectively, "Grantors"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto JHCC Properties, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.**

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County including, but not limited to, Transmission Permit Lines to Alabama Power Company as shown by instrument recorded in Deed 101, at page 513, and Deed Book 108, at Page 300, and Deed Book 136, at page 298, in the Office of the Judge of Probate of Shelby County, Alabama, (3) Mineral and mining rights not owned y Grantor herein; and (4) any matters which a current survey or inspection of the Property would reveal.

THIS INSTRUMENT PREPARED BY:
D. Kyle Johnson
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

Shelby County, AL 11/27/2012
State of Alabama
Deed Tax: \$457.50

The preparer of this instrument has performed no title work with respect to the Property in connection with the preparation of this instrument.

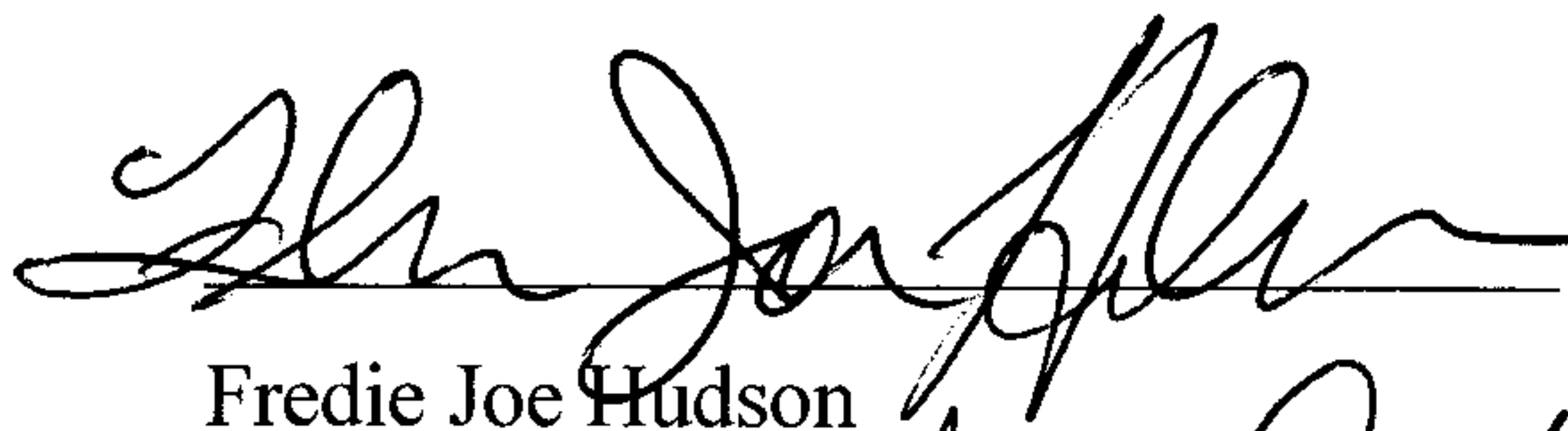
This conveyance is also made subject to the following: (1) that verbal lease between Grantors, as landlord, and Highway 31-Pelham, Inc., as tenant. Grantee, by acceptance of this instrument, assumes and agrees to pay and otherwise perform all obligations under the above-described lease accruing on and after the date hereof.

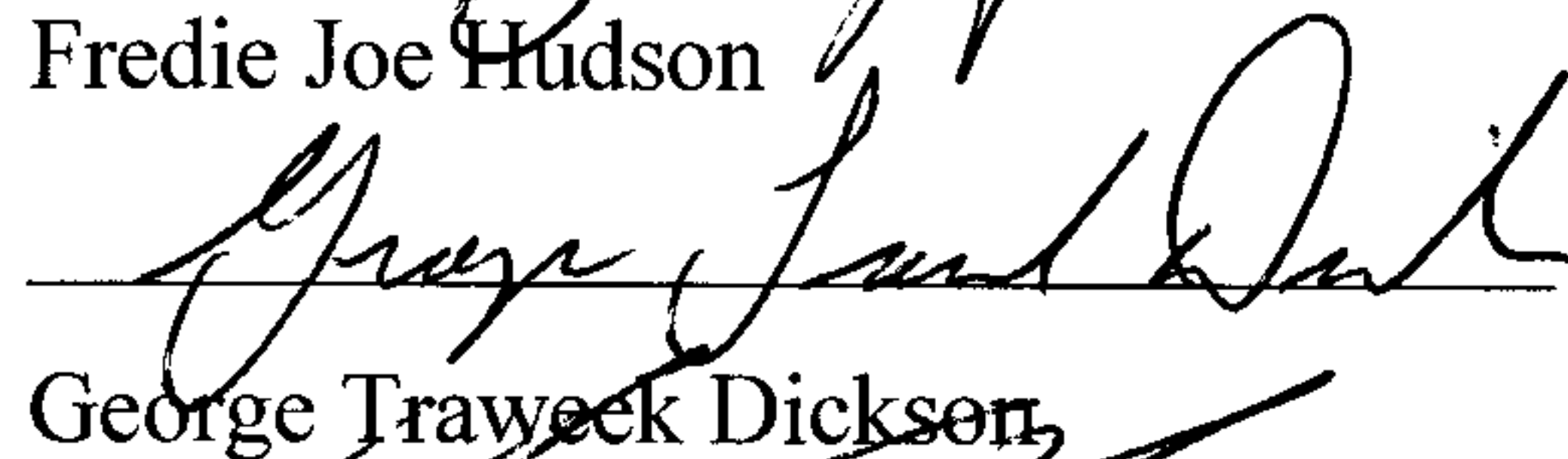
The Property does not constitute the homestead of any Grantor or the spouse of any Grantor. For purposes of ad valorem tax appraisal only, the mailing address of the Property is 2737 Pelham Pkwy, Pelham, Alabama 35124. The mailing address of Grantee is 1318 Pike Road, Pike Road, Alabama 36064.


TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals effective as of the date of first acknowledgment below.

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 (L.S.)
Freddie Joe Hudson

 (L.S.)
George Traweck Dickson

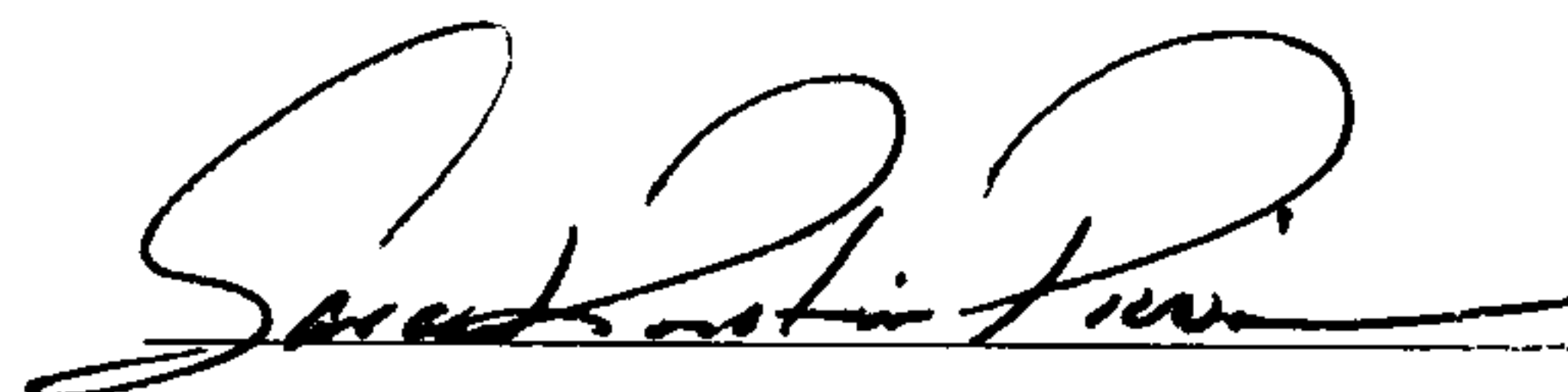
 (L.S.)
James Michael Thames

STATE OF ALABAMA

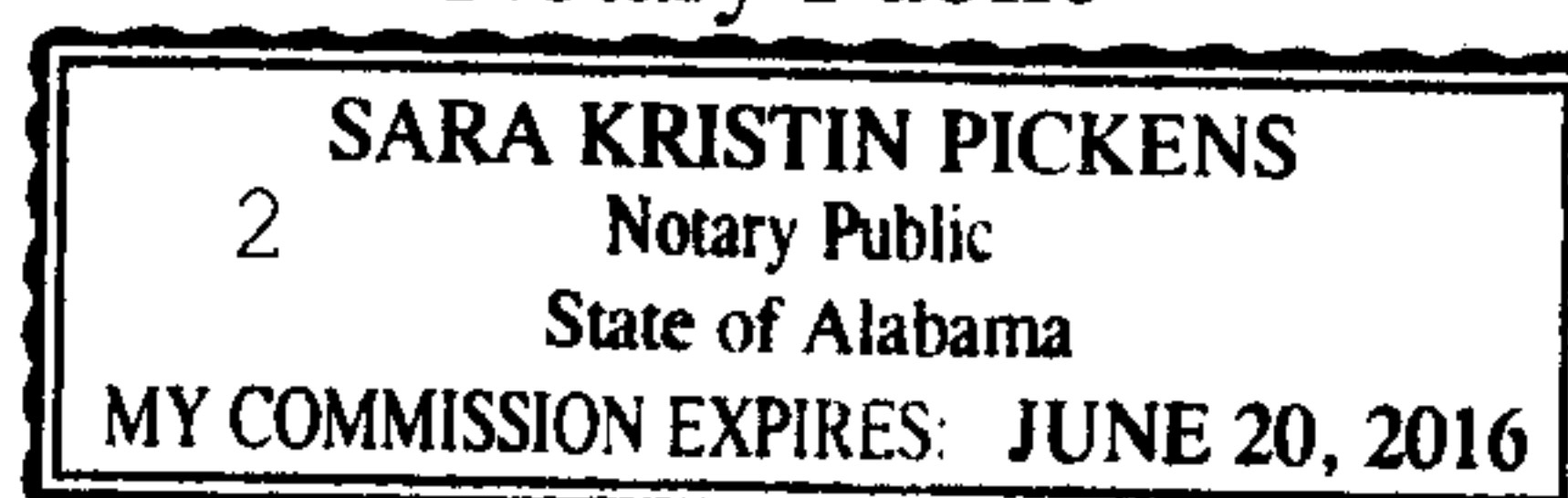
MONTGOMERY COUNTY

I, Sara Kristin Pickens, a Notary Public in and for said County in said State, hereby certify that Freddie Joe Hudson, 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 said instrument, he executed the same voluntarily as of the date hereof.

Given under my hand this 1st day of Nov, 2012.

 (SEAL)

Notary Public



SARA KRISTIN PICKENS
Notary Public
State of Alabama
MY COMMISSION EXPIRES: JUNE 20, 2016

My Commission Expires

STATE OF ALABAMA
Montgomery COUNTY

I, Sara Kristin Pickens a Notary Public in and for said County in said State, hereby certify that George Traweck Dickson, 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 said instrument, he executed the same voluntarily as of the date hereof.

Given under my hand this 15th day of Nov, 2012.

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Sara Kristin Pickens (SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
Montgomery COUNTY

I, Judy S. Shadrick a Notary Public in and for said County in said State, hereby certify that James Michael Thames, 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 said instrument, he executed the same voluntarily as of the date hereof.

Given under my hand this 7 day of November, 2012.

Judy S. Shadrick (SEAL)
Notary Public
My Commission Expires: 4/07/2014

EXHIBIT "A"

20121127000452620 4/5 \$481.50
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A lot situated in the SW 1/4 of the NE 1/4 of Section 12, Township 20, Range 3 West, more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 section and run thence Westerly along the Northern boundary thereof, a distance of 220.29 feet, more or less, to a point on the Eastern right of way line of U. S. Highway 31; thence turn to the left and run Southwesterly along the right of way line of U. S. Highway 31 a distance of 904.16 feet, more or less, to the Southwestern corner of the Louise Noble Lot for a Point of Beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of the said U.S. Highway 31, a distance of 49.46 feet, more or less, to a point where the property of Grantor joins the said Thornton property; thence turn an angle of 89 degrees 48'40" to the left and run in a Southeasterly direction along the Northeasterly boundary of said Thornton property a distance of 207.43 feet; thence turn an angle of 25 degrees 45' to the left and run along the North boundary of said Thornton property a distance of 472.02 feet more or less, to the East boundary of said 1/4-1/4 Section, thence run northerly along the East boundary of said 1/4-1/4 Section 132.56 feet, more or less, to the Southeastern corner of the Louise Noble lot, thence turn to the left and run westerly along the Southern boundary of the said Louise Noble lot, 633.67 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form


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

Grantor's Name Fredie Joe Hudson
Mailing Address 636 Taylor Road
Montgomery, Alabama 36117

Grantee's Name JHCC Properties, LLC
Mailing Address 1318 Pike Road
Pike Road, Alabama 36064

Grantor's Name George Traweek Dickson
Mailing Address 1318 Pike Road
Pike Road, Alabama 36064

Grantor's Name James Michael Thames
Mailing Address 7062 Lake Run Drive
Vestavia Hills, Alabama 35242


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Property Address 2737 Pelham Pkwy
Pelham, Alabama 35124

Date of Sale November 2, 2012

Total Purchase Price \$ _____

or

Actual Value \$ _____

Or

Assessor's Market Value \$ 457,070.00 546,800.00 *OK*

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

☐ Appraisal

☐ Sales Contract

☒ Other Revenue Commissioner

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 7, 2012

Print D. Kyle Johnson

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one