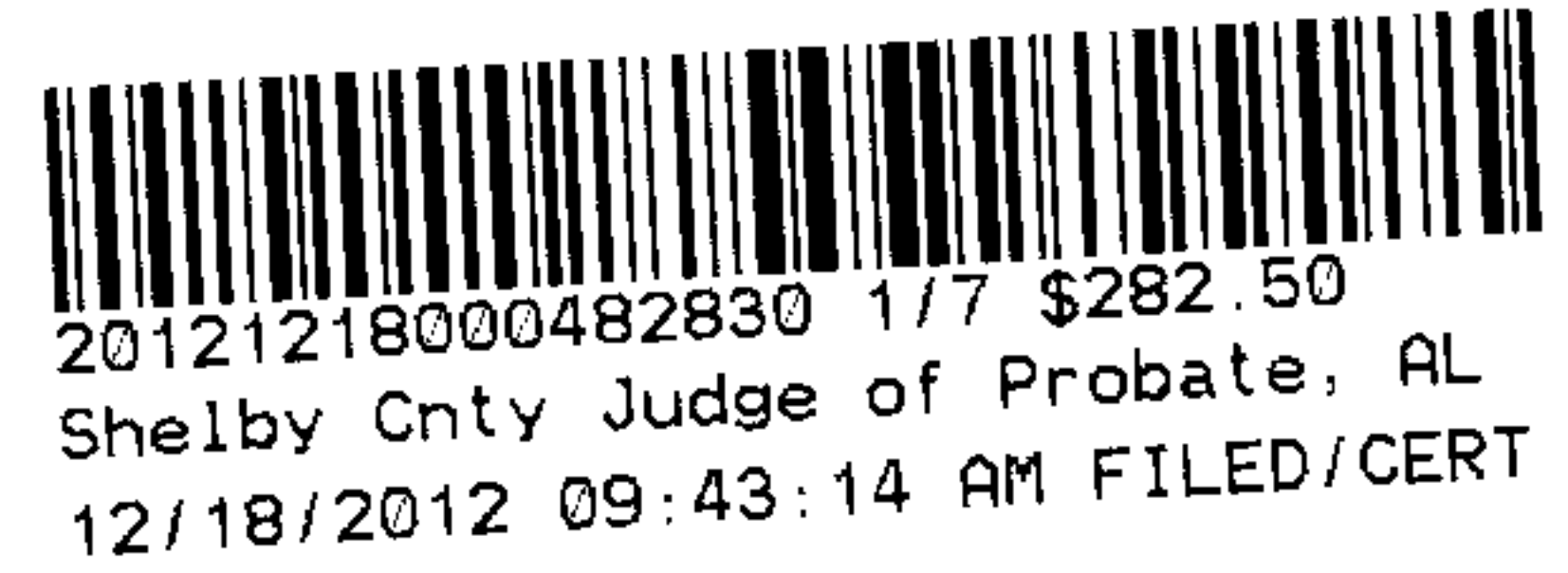


Send tax notice to:  
Western REI, LLC  
3360 Davey Allison Boulevard  
Hueytown, AL 35023

This Instrument Prepared By:  
James J. Coomes, Esq.  
The Coomes Law Firm, P.C.  
2027 Stonegate Trail, Suite 115  
Birmingham, Alabama 35242



**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF THE COOMES LAW FIRM, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY         )

WHEREAS, the Managers, William B. Cashion and Jason E. Spinks, of Western Properties, LLC (sometimes also referred to as Western Properties, L.L.C.), an Alabama limited liability company (hereinafter sometimes referred to as "LLC #1"), desire to make a distribution of LLC #1's hereinafter described real property (the "Property") to one of its members, William B. Cashion (hereinafter sometimes referred to as "Bill"); and

WHEREAS, Bill has formed Western REI, LLC, an Alabama limited liability company ("LLC #2"), and is a member thereof, and the Bill desires to transfer the Property to LLC #2.

NOW THEREFORE, in consideration of the foregoing provisions and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Western Properties, LLC, an Alabama limited liability company, and William B. Cashion, an unmarried person (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey to Western REI, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

*See Exhibit "A" attached hereto and made a part hereof by reference.*



20121218000482830 2/7 \$282.50  
Shelby Cnty Judge of Probate, AL  
12/18/2012 09:43:14 AM FILED/CERT

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

**IN WITNESS WHEREOF**, the Grantor, LLC #1, has caused its name and seal to be affixed hereto by said Grantor's Managers who are authorized to execute this conveyance, and the Grantor, Bill, has hereto set his hand and seal on December 14, 2012.

WESTERN PROPERTIES, LLC

By: William B. Cashion  
William B. Cashion  
Its: Manager

By: Jason E. Spink  
Jason E. Spink  
Its: Manager

William B. Cashion  
William B. Cashion

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that William B. Cashion, in his capacity as a Manager of Western Properties, LLC, an Alabama limited liability company, 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, he, in his said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on December 14, 2012.

James J. Coomes  
Notary Public

James J. Coomes  
Printed Name

(NOTARY SEAL)

My Commission Expires: 4-12-13



I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jason E. Spinks, in his capacity as a Manager of Western Properties, LLC, an Alabama limited liability company, 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, he, in his said capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on December 14, 2012.

James J. Coomes  
Notary Public

James J. Coomes  
Printed Name

(NOTARY SEAL)

My Commission Expires: 4-12-13

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that William B. Cashion, an unmarried person, who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand on December 14, 2012.

James J. Coomes  
Notary Public

James J. Coomes  
Printed Name

(NOTARY SEAL)

My Commission Expires: 4-12-13

  
20121218000482830 3/7 \$282.50  
Shelby Cnty Judge of Probate, AL  
12/18/2012 09:43:14 AM FILED/CERT



Parcel #1: Exhibit A

20121218000482830 4/7 \$282.50  
Shelby Cnty Judge of Probate, AL  
12/18/2012 09:43:14 AM FILED/CERT

BEGINNING AT A POINT ON THE WEST LINE OF THE OLD DOGWOOD-MAYLENE PUBLIC ROAD AT A POINT 110 FEET SOUTH OF THE POINT WHERE SAID ROAD INTERSECTS THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF DOGWOOD MAYLENE ROAD 105 FEET; THENCE WESTERLY 210 FEET AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE WEST LINE OF SAID DOGWOOD-MAYLENE ROAD A DISTANCE OF 105 FEET; THENCE RUN EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21, RANGE 3 WEST

BEING THE SAME PROPERTY AS CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY FORECLOSURE DEED RECORDED 06/25/2010 AS DOCUMENT NO 20100625000202620, IN SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 10780 Highway 17 Maylene, AL 35114

Source of Title: Instrument # 20101021000353320

Parcel #2:

A part of the Southwest Quarter of the Northwest Quarter, Southeast Quarter of the Northwest Quarter, Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 21, Township 21 South, Range 3 West:  
Commence at the Northwest corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said Section 21 a distance of 875.09 feet to a point on the West right of way line of Shelby County Road No. 17; thence turn 77 degrees 03 minutes 56 seconds right and run along said right of way line a distance of 2,558.32 feet to the point of beginning of the property being described; thence continue along last described course a distance of 268.00 feet to a point marked by steel pin; thence turn 101 degrees 01 minutes 46 seconds to the right and run Westerly a distance of 210.00 feet to a point marked by a steel point; thence turn 78 degrees 58 minutes 14 seconds right and run a distance of 168.00 feet to a point marked by a steel pin; thence turn 73 degrees 48 minutes 54 seconds right and run a distance of 214.63 feet to the point of beginning.

AND

A parcel of land situated in the South 1/2 of the NW 1/4 and the North 1/2 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the intersection of the South line of the South 1/2 of the NW 1/4 and the North 1/2 of the SW 1/4 of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for a distance of 258.00 feet to the point of beginning; thence turn an angle to the left of 79 degrees 13 minutes 08 seconds and run West for a distance of 189.87 feet; thence turn an angle to the left of 95 degrees 07 minutes 08 seconds and run South for a distance of 196.91 feet; thence turn an angle to the left of 112 degrees 00 minutes 57 seconds and run Northeast for a distance of 214.63 feet to a point on the West right of way of Shelby County Highway No. 17; thence turn an angle to the left of 73 degrees 38 minutes 47 seconds and run North along the said West right of way for a distance of 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Source of Title: Instrument # 20101021000353310



Parcel #3:

Commence at the Southeast corner of the SE quarter of the NE quarter of Section 2, Township 24 North, Range 12 East; thence run North along the East line of said quarter-quarter for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said quarter-quarter for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County road No. 25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning.

**SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NUMBER 20100602000173450 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Source of Title: Instrument #20110418000117950

Parcel #4:

Commence at the Southeast corner of the Southeast Quarter of the Northeast Quarter Section 2, Township 24 North, Range 12 East; thence North 3 degrees 45 minutes 14 seconds West and run 201.12 feet; thence South 85 degrees 31 minutes 18 seconds West and run 159.00 feet to the Point of Beginning; thence continue along last described course and along North right of way of County Road No. 25, run 50.0 feet; thence North 3 degrees 45 minutes 14 seconds West and run 595.0 feet; thence North 85 degrees 31 minutes 18 seconds and run 170.0 feet; thence South 3 degrees 45 minutes 14 seconds East and run 100.0 feet; thence South 85 degrees 31 minutes 18 seconds West and run 120.0 feet; thence South 3 degrees 45 minutes 14 seconds East and run 495.0 feet to the Point of Beginning.

LESS AND EXCEPT:

As shown on the right of way map of the State of Alabama Highway Department as Project No. OLS-059-025-003 recorded in the Office of the Judge of Probate of Shelby County, Alabama and as shown on the Property Plat attached hereto and made a part hereof: Commence at the Northeast corner of the Southeast Quarter of Northwest Quarter Section 2, Township 24 North, Range 12 East; thence Southerly along the East line of said Southeast Quarter of Northeast Quarter, a distance of 1212 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 50 feet Northwesterly of and at right angle to the centerline of Project No. OLS-059-025-001 at Station 116+00 to a point that is 45 feet Northwesterly of and at right angle to the centerline of said project at Station 115+00; thence Southwesterly along said line a distance of 15 feet, more or less, to said point that is 45 feet Northwesterly of and at right angle to the centerline of said project at Station 115+00; thence South 86 degrees 32 minutes 49 seconds West, parallel with the centerline of said project a distance of 242 feet, more or less, to the West property line; thence Southerly along said West property line a distance of 19 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 25; thence Northeasterly along said present Northwest right of way line a distance of 256 feet, more or less, to the East line of said Southeast Quarter of Northeast Quarter; thence Northerly along said East line a distance of 20 feet, more or less, to the Point of Beginning, according to the deed to the State of Alabama Highway Department recorded in Volume 338, Page 245.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Less and Except portion conveyed to State of Alabama recorded in Book 338, Page 245.
4. Less and except any part of subject property lying within a right of way.
5. Easement of Right of Way to State of Alabama recorded in Book 338, Page 245.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100927000317230, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument #201102020000037420



20121218000482830 5/7 \$282.50  
Shelby Cnty Judge of Probate, AL  
12/18/2012 09:43:14 AM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Western Properties, LLC and \*  
Mailing Address 3360 Davey Allison Boulevard  
Hueytown, AL 35023

Grantee's Name Western REI, LLC  
Mailing Address 3360 Davey Allison Boulevard  
Hueytown, AL 35023

Property Address (See attached schedule)  
Shelby Co., AL

Date of Sale 12/14/2012

Total Purchase Price \$

or

Actual Value \$

or

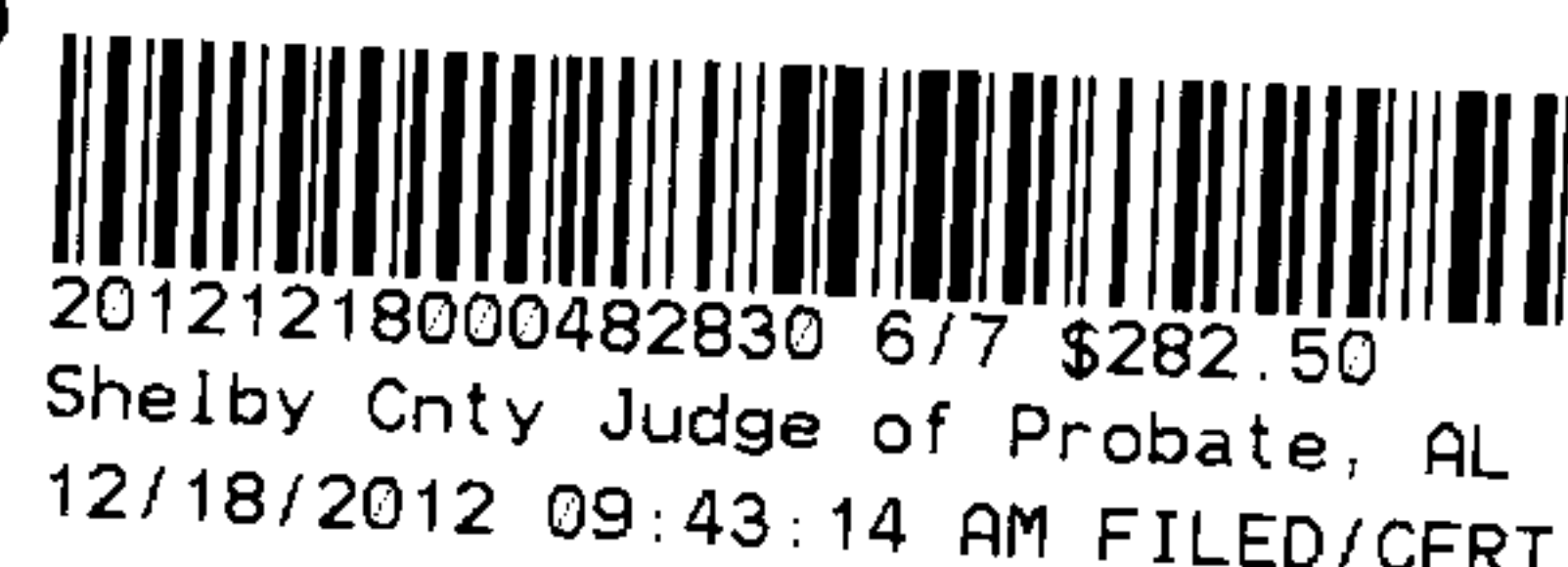
Assessor's Market Value \$ 250,460.00

\* William B. Cashion

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



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 1/4/12

Print William B. Cashion, Co-Managers

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

Unattested

(verified by)

Print Form

Form RT-1

	A	B	C
1	<b>Property</b>		<b>Assessed</b>
2	<b><u>Address</u></b>	<b><u>Parcel ID</u></b>	<b><u>Value</u></b>
3	**10780 Hwy 17 Comm	23 5 21 0 001 028.000	\$ 63,890.00
4	**Buckhaven Entrance	23 5 21 0 001 027.000	\$ 35,970.00
5	**Buckhaven Entrance 2	23 5 21 0 001 026.000	\$ 25,000.00
6	6059 Hwy 25	36 1 02 0 001 001.002	\$ 65,930.00
7	6063 Hwy 25	36 1 02 0 001 001.001	\$ 59,670.00
8			
9	<b>TOTAL</b>		<b>\$ 250,460.00</b>



20121218000482830 7/7 \$282.50  
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