

Send Tax Notice to:
Highway 33 Properties, LLC
828 Highway 33
Pelham, AL 35124

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE THOUSAND and No/100 DOLLARS (\$1000.00), and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged we, Jeff Layton aka Jeffery G. Layton, a married man, and Michael S. Capps, a married man (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Highway 33 Properties, LLC, (herein referred to as GRANTEE), its successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

See Attached Exhibits A & B

Grantors covenant that the land conveyed herein is not the homestead of the grantors nor is it the homestead of the grantors' spouses, if married.

SUBJECT TO:

1. 2012 ad valorem taxes.
2. Any and all covenants, easements & rights of way of record.
3. Mining and mineral rights

Source of Title Instrument number 2001-32088 and 20031110000745320.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER WAS NOT EMPLOYED TO EXAMINE THE TITLE TO THE LAND, HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns FOREVER.

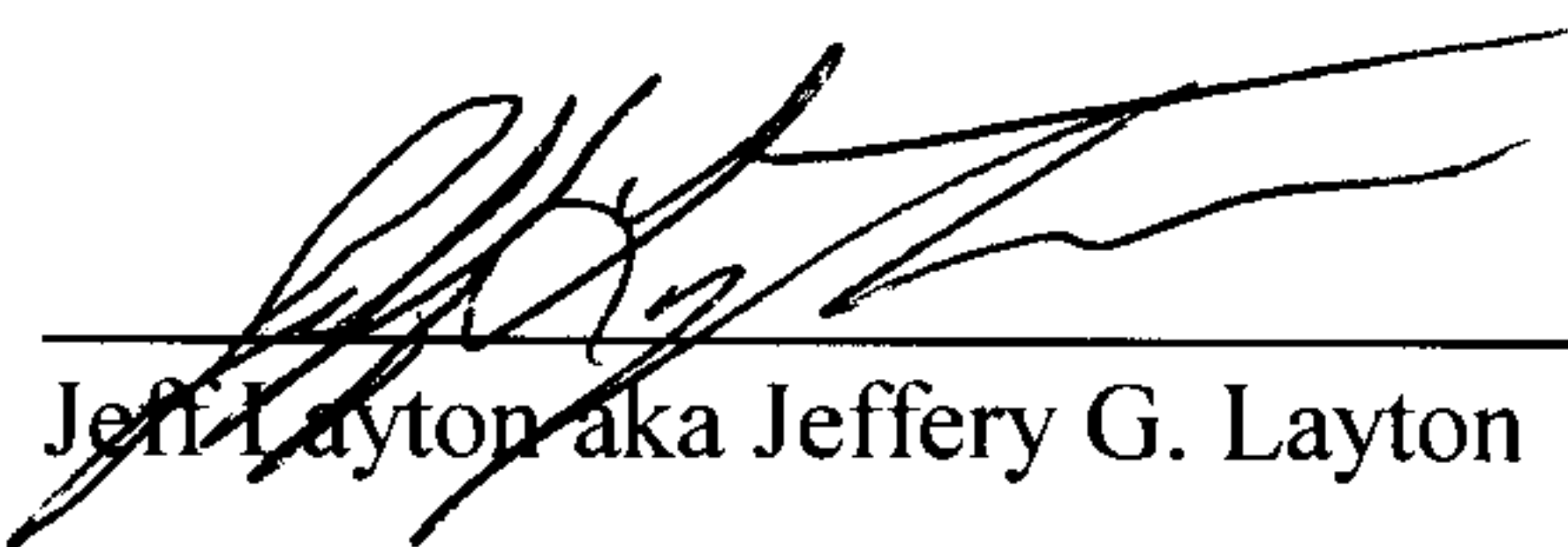
And GRANTORS do covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they has a good right to sell and convey the same to the said GRANTEE, its successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$628.00

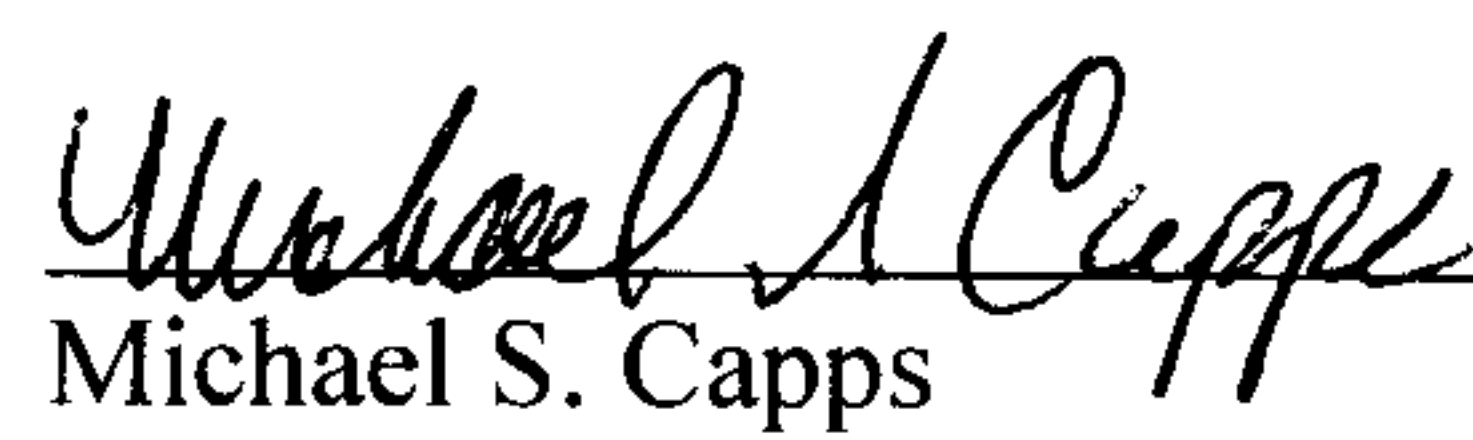

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IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 21 day of December 2012.

Witness


Jeff Layton aka Jeffery G. Layton (L.S.)

Witness


Michael S. Capps (L.S.)

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jeff Layton aka Jeffery G. Layton, whose name is signed to the foregoing and 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 and official seal this the 21 day of December 2012.

SEAL

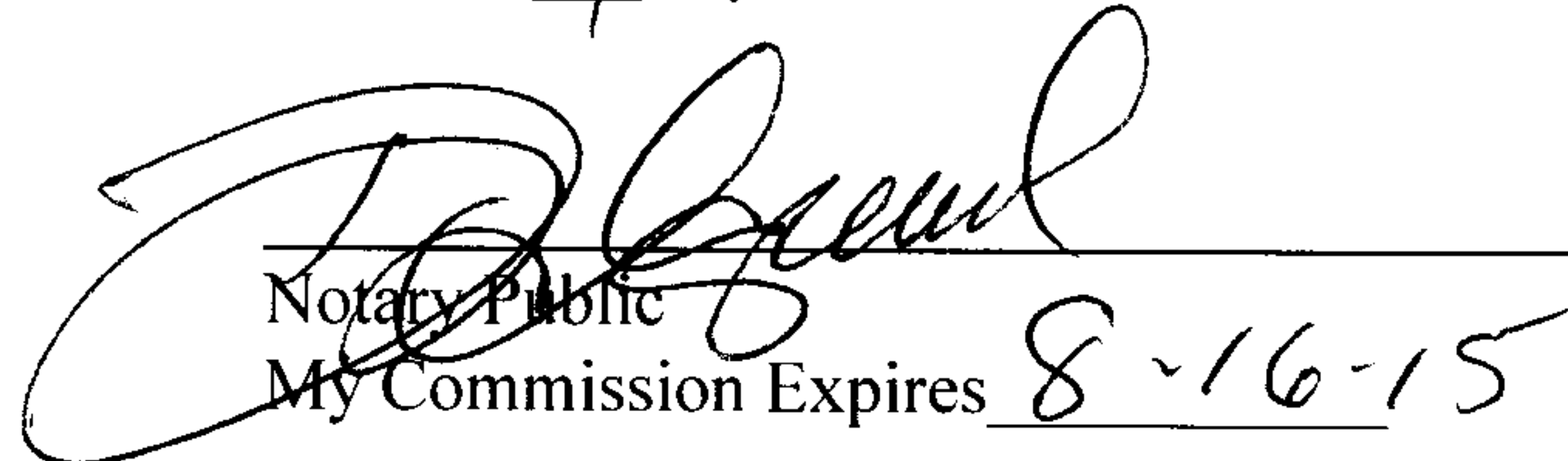

Notary Public
My Commission Expires 8-16-15

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Michael S. Capps, whose name is signed to the foregoing and 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 and official seal this the 21 day of December 2012.

SEAL


Notary Public
My Commission Expires 8-16-15

This Document Prepared by:

David A. Bedgood
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124
david@bedgoodlaw.com


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EXHIBIT "A"

PARCEL I:

A parcel of land situated in the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the South line of said ¼ ¼ 424.47 feet to a point; thence turn 63°45'08" left and run Northeasterly 1,160.77 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 44.00 feet to a steel pin corner; thence turn 92°24'54" left and run along an existing fence line 69.02 feet to a steel pin corner; thence turn 84°22'47" right and run along an existing fence line 64.41 feet to a steel pin corner; thence turn 86°01'01" left and run 195.87 feet to an existing steel pin corner on the East margin of Shelby County Highway No. 33, thence turn 86°08'22" left and run Southwesterly along said margin of said Highway 106.00 feet to a steel pin corner; thence turn 92°56'48" left and run 273.40 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a non-exclusive 20 foot easement described as follows:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said ¼ ¼ 424.47 feet to a point; thence turn 63°45'08" left and run Northeasterly 1,160.77 feet to a steel pin corner; thence continue along last described course 44.00 feet to a steel pin corner; thence turn 92°24'54" left and run along an existing fence line 69.02 feet to a steel pin corner; thence turn 84°22'47" right and run along an existing fence line 64.41 feet to a steel pin corner; thence turn 86°01'01" left and run 195.87 feet to an existing steel pin corner on the East margin of Shelby County Highway No. 33; thence turn 86°08'22" left and run Southwesterly along said margin of said Highway 106.00 feet to a steel pin corner and the point of beginning of the easement being described; thence continue along last described course 20.03 feet to a point; thence turn 92°56'48" left and run East-Southeasterly parallel with the South line of just described property 138.03 feet to a point; thence turn 90°00'00" left and run 20.0 feet to a point on the said South line of the said property; thence turn 90°00'00" left and run 137.00 feet to the point of beginning, being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the Southeast ¼ of Section 13, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at a point where the North line of the Southeast ¼ intersects the Easterly right of way line of Shelby County Highway No. 33; from said point run Easterly along the North line of said ¼ for a distance of 293.96 feet to an iron; thence turn an interior angle to the left of 65°54'17" and run in a Southwesterly direction for a distance of 219.16 feet to an iron pin and the point of beginning; from said point of beginning continue in said Southwesterly direction for a distance of 66.46 feet to an iron pin; thence turn an interior angle to the left of 92°09'13" and run in a Northwesterly direction for a distance of 68.98 feet to an iron pin; thence turn an interior angle to the left of 95°57'16" and run in a Northeasterly direction for a distance of 64.10 feet to an iron pin; thence turn an interior angle to the left of 85°59'49" and run in a Southeasterly direction for a distance of 78.18 feet to an iron pin, being the Point of Beginning.

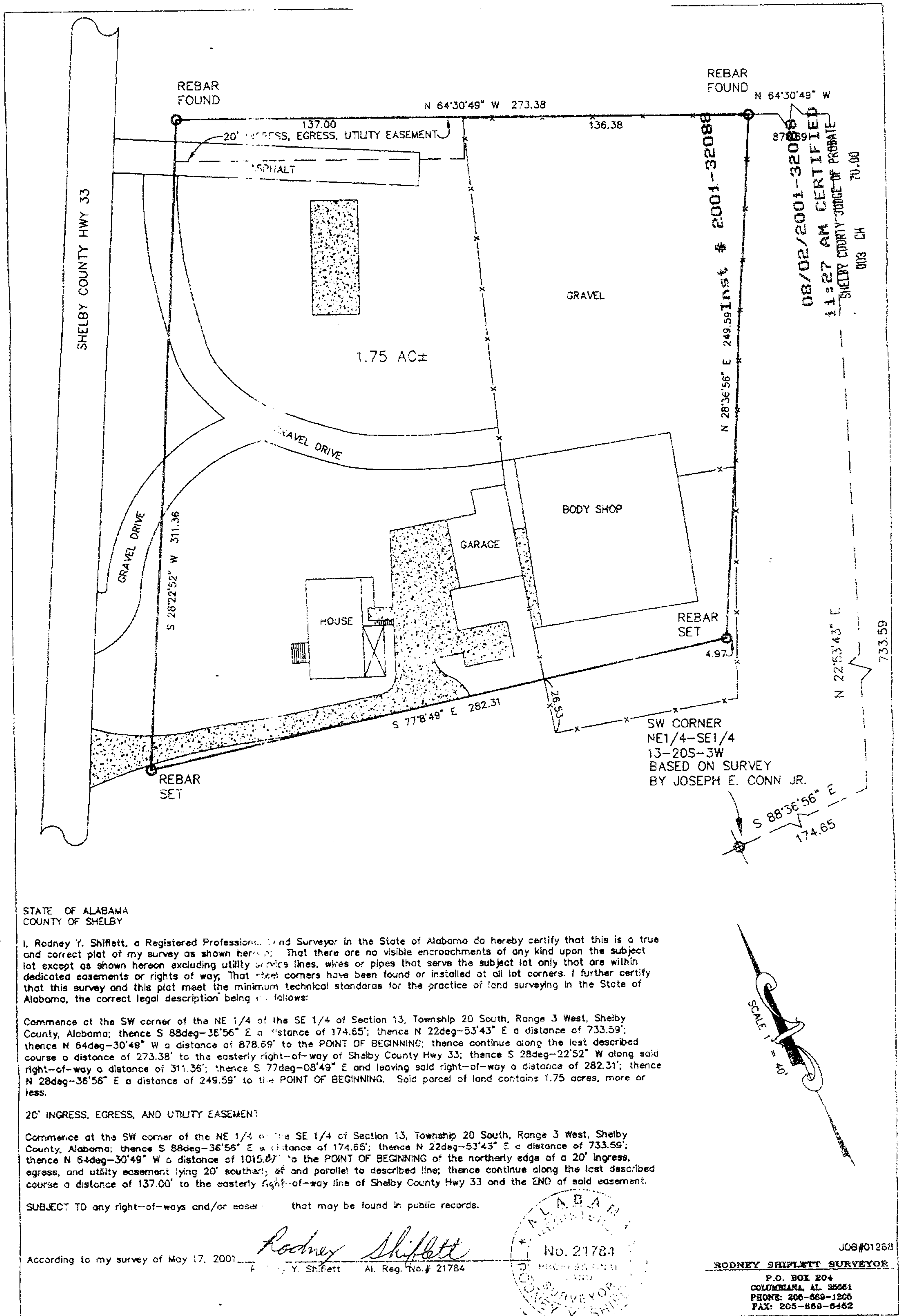
LESS AND EXCEPT the following:

A parcel of land in the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the NE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 88°36'56" East for a distance of 174.65 feet; thence North 22°53'43" East a distance of 733.59 feet; thence North 64°30'49" West a distance of 878.69 feet to the point of beginning; thence continue along the last described course a distance of 273.38 feet to the Easterly right of way of Shelby County Highway 33; thence South 28°22'52" West along said right of way a distance of 311.36 feet; thence South 77°08'49" East and leaving said right of way a distance of 282.31 feet; thence North 28°36'56" East a distance of 249.59 feet to the point of beginning; being situated in Shelby County, Alabama.


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EXHIBIT B



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REAL ESTATE SALES VALIDATION

Grantor's Name & Mailing Address:

Jeffery G. Layton

Michael Capps

830 Highway 33

Pelham, AL 35124

Grantee's Name and Mailing Address:

Highway 33 Properties, LLC

828 Highway 33

Pelham, AL 35124

Property Address:

828 Highway 33

Pelham, AL 35124

Date of Sale: 12/21/2012

Total Purchase Price: \$627,930.00

Loan amount: None

The purchase price or actual value claimed on this form can be verified with the Tax Assessor's Appraisal.

I attest to the best of my knowledge and belief that the information contained in the foregoing 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).

Highway 33 Properties, LLC



Name: _____

Date: 12/21/2012

Sworn to and subscribed before me on this the 21st day of December 2012.


Notary Public
My commission expires: 8-16-15


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