


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
110 Longview LLC
110 Longview Circle
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20121227000494170 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
12/27/2012 08:58:10 AM FILED/CERT

That in consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Longview Properties, Inc.**, an Alabama corporation, does hereby grant, bargain, sell and convey unto **110 Longview 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) Current taxes; (2) Permits to Alabama Power Company recorded in Deed Book 101, Page 97; Deed Book 127, Page 302 and Deed Book 203, Page 486; (3) Right-of-way granted to Shelby County recorded in Deed Book 244, Page 129; (4) Right-of-way granted to L&N Railroad recorded in Deed Book 61, Page 373.

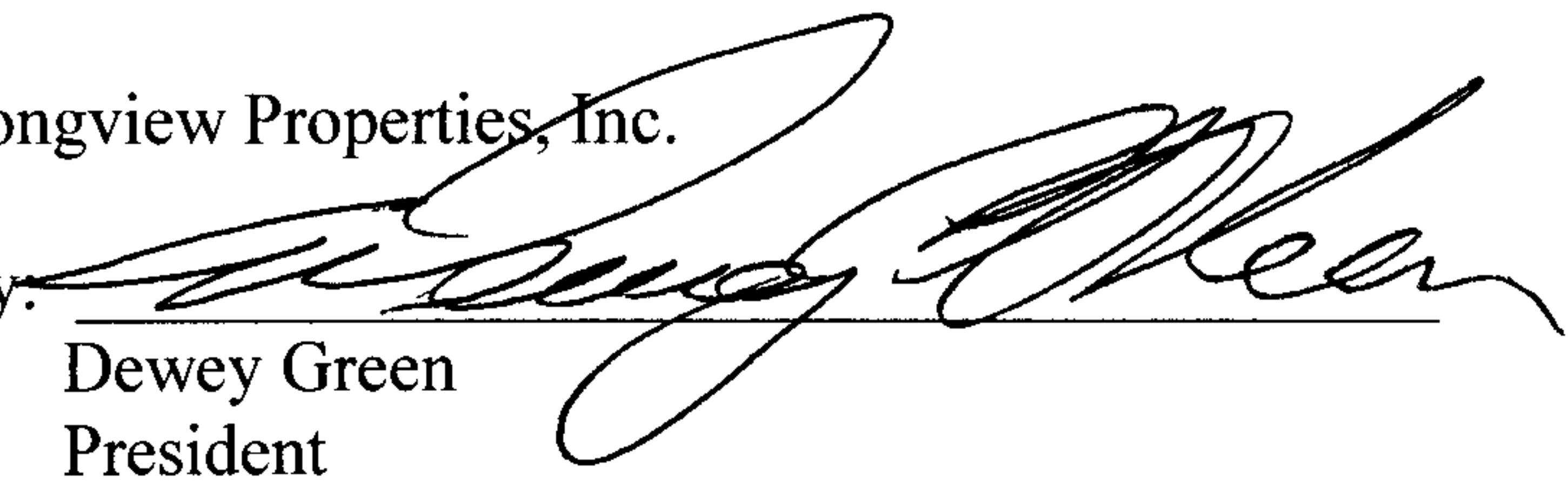
Grantor makes no warranties as to title to the mineral and mining rights and other rights, privileges and immunities relating thereto.

\$458,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Dewey Green, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of December, 2012.

Longview Properties, Inc.
By: 
Dewey Green
President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dewey Green**, whose name as President of Longview Properties, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of December, 2012.

My Commission Expires:
8/4/13

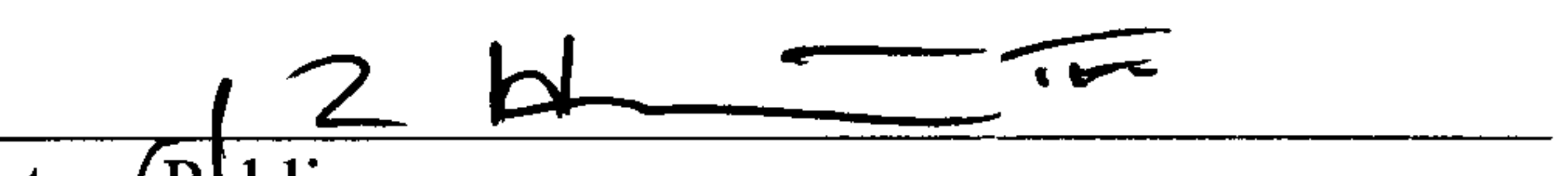


Notary Public

EXHIBIT "A"


20121227000494170 2/3 \$19.00
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LEGAL DESCRIPTION

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 2 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of Section 20, Township 21 South, Range 2 West; thence South 83 degrees 40 minutes 34 seconds East a distance of 1.79 feet to the northeasterly right-of-way of Louisville and Nashville Railroad (R.O.W. varies); thence South 22 degrees 54 minutes 48 seconds East along said right-of-way a distance of 263.94 feet to the Point of Beginning; thence continue along the last described course a distance of 3.92 feet; thence South 67 degrees 00 minutes 47 seconds West along said right-of-way a distance of 50.07 feet (meas.) 50.00 feet (map); thence South 22 degrees 51 minutes 11 seconds East along said right-of-way a distance of 181.60 feet; thence North 67 degrees 05 minutes 12 seconds East and leaving said right-of-way a distance of 464.06 feet; thence North 18 degrees 16 minutes 40 seconds West a distance of 143.71 feet to a point on a curve to the left having a radius of 1000.00 feet and a central angle of 2 degrees 25 minutes 50 seconds; thence along the arc of said curve a distance of 42.42 feet, said arc subtended by a chord which bears North 19 degrees 29 minutes 20 seconds West a distance of 42.42 feet to the end of said arc; thence South 67 degrees 05 minutes 12 seconds West a distance of 427.95 feet to the Point of Beginning.

A 60 foot non-exclusive ingress, egress, drainage and utility easement:

Commence at the Northwest corner of Section 20, Township 21 South, Range 2 West; thence North 1 degrees 01 minutes 18 seconds East a distance of 214.04 feet to the southwesterly right-of-way line of Shelby County Highway No. 87 (80' R.O.W); thence North 64 degrees 05 Minutes 17 seconds East along said right-of-way line a distance of 320.40 feet to the Point of Beginning of the centerline of a 60 foot easement for ingress, egress, drainage and utilities, said easement lying 30 feet to both sides of and parallel to the centerline of said easement; thence South 26 degrees 11 minutes 11 seconds East along said centerline a distance of 416.75 feet to a point on a curve to the right having a radius of 1000.00 feet and a central angle of 7 degrees 54 minutes 30 seconds; thence along said centerline and the arc of said curve a distance of 138.03 feet, said arc subtended by a chord which bears South 22 degrees 13 minutes 55 seconds East a distance of 137.92 feet to the end of said curve; thence South 18 degrees 16 minutes 40 seconds East along said centerline a distance of 143.71 feet to the end of said centerline of said easement.

Real Estate Sales Validation Form

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

Grantor's Name Longview Properties, Inc.

Mailing Address 3584 Highway 32S Pelham, AL 35124

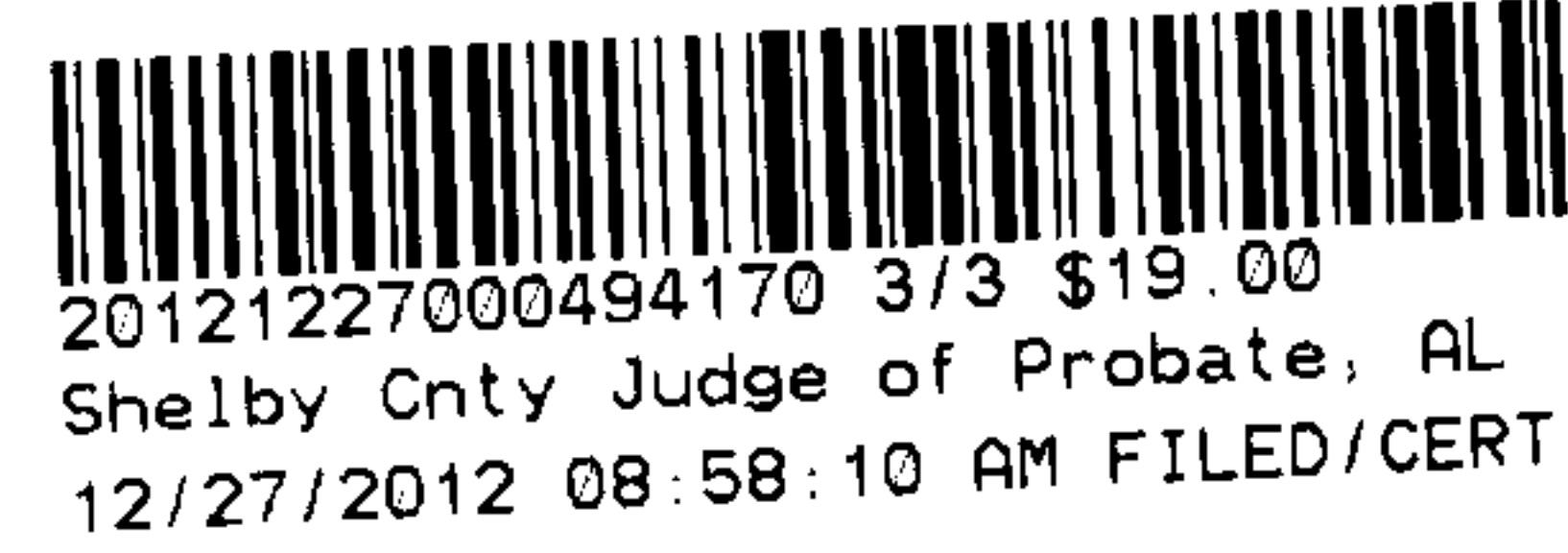
Grantee's Name 110 Longview LLC

Mailing Address 110 Longview Circle Alabaster, AL 35007

Property Address 110 Longview Circle Alabaster, AL 35007

Date of Sale December 19, 2012

Total Purchase Price \$450,000.00
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)

- 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 December 19, 2012

Unattested

(verified by)

Print John L. Hartman
Sign (Agent) circle one