

Send Tax Notice to:
JLH Investments, LLC
2275 Green Springs Highway
Birmingham, Alabama 35205

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1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

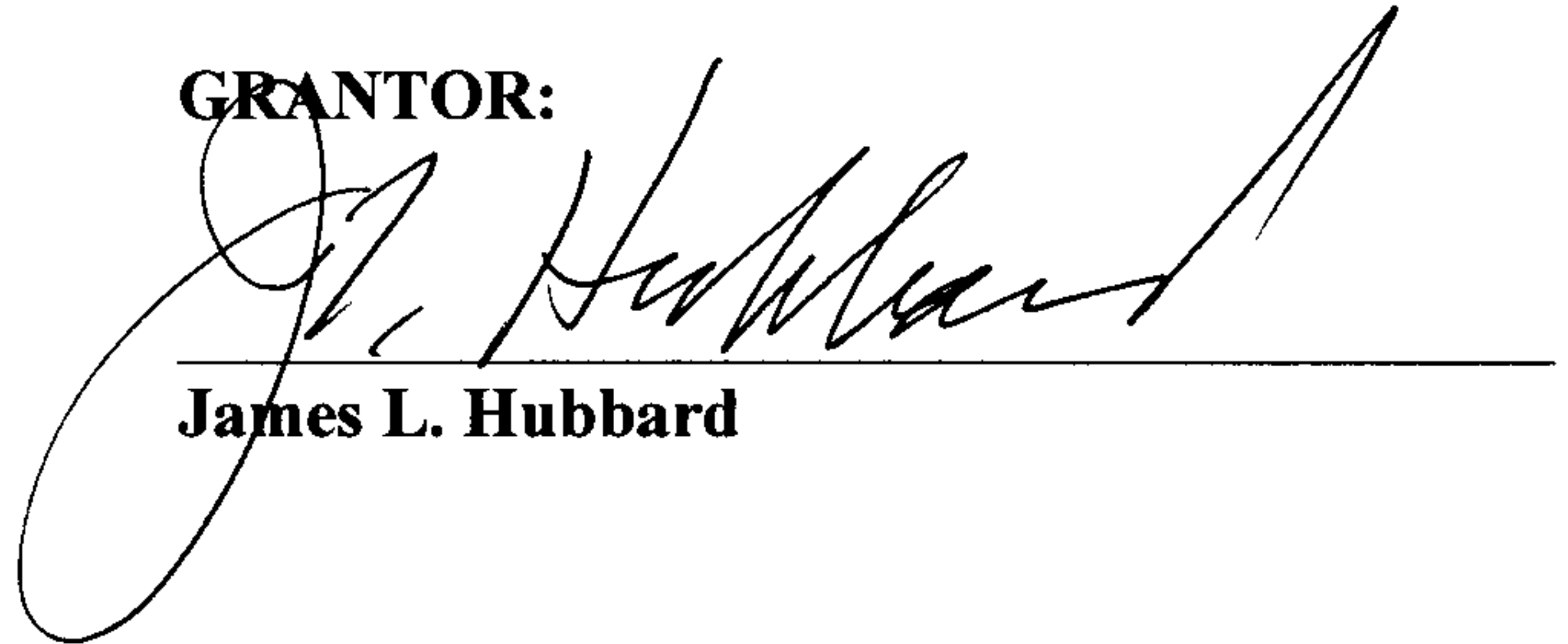
NOTE: The real property in which the Grantor's one-third (1/3) undivided interest is being conveyed hereby is NOT a part of the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 15th day of December, 2012.

20130104000004790 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
01/04/2013 07:54:29 AM FILED/CERT

GRANTOR:


James L. Hubbard

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that James L. Hubbard, whose name 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 such conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 15th day of December, 2012.


[NOTARIAL SEAL]


Notary Public
My Commission Expires 6/20/15

This document prepared by:
Howard Neiswender, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

EXHIBIT "A"

LEGAL DESCRIPTION


20130104000004790 3/3 \$126.00
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Commence at a 1/2" rebar in place being the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed South 01 degrees 49 minutes 07 seconds East along the East boundary of said quarter-quarter section for a distance of 1314.94 feet to a 5/8" rebar in place being the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said quarter-quarter section; thence continue South 01 degrees 30 minutes 49 seconds East along the East boundary of the Northwest 1/4 of the Southeast 1/4 and along the East boundary of the Southwest 1/4 of the Southeast 1/4 for a distance of 2625.87 feet to a 1/4" rebar in place being the Southeast corner of the Southwest 1/4 of the Southeast 1/4; thence proceed South 86 degrees 47 minutes 11 seconds West along the South boundary of said Southwest 1/4 of the Southeast 1/4 for a distance of 1340.45 feet to a 1" open top pipe in place, said point being the Southeast corner of the Southeast 1/4 of the Southwest 1/4; thence proceed South 87 degrees 03 minutes 16 seconds West along a fence and along the south boundary of said quarter-quarter section for a distance of 1334.32 feet to a 1/2" rebar in place being the Southwest corner of the Southeast 1/4 of the Southwest 1/4; thence proceed North 01 degrees 23 minutes 24 seconds West along a fence and along the West boundary of said quarter-quarter section for a distance of 1326.83 feet to a 5/8" rebar in a 2" open top pipe in place being the Northwest corner of said quarter-quarter section; thence proceed North 87 degrees 22 minutes 03 seconds East along a fence and along the North boundary of quarter-quarter section for a distance of 1328.59 feet to a rock pile in place being the Northeast corner of said quarter-quarter section; thence proceed North 00 degrees 51 minutes 16 seconds West along a fence and along the West boundary of said Northwest 1/4 of the Southeast 1/4 and along the West boundary of the Southwest 1/4 of the Northeast 1/4 (set 1/2" rebar) for a distance of 2634.04 feet, said point being the Northwest corner of the Southwest 1/4 of the Northeast 1/4; thence proceed North 87 degrees 17 minutes 24 seconds East along a fence and along the North boundary of said Southwest 1/4 of the Northeast 1/4 for a distance of 1305.61 feet to the Point of Beginning.

The above described land is located in the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama.

AND ALSO a 60 foot ingress, egress and utility easement being 30 feet in equal width on each side of the following described line: Commence at a 1/2" rebar in place being the Northeast corner of the SW 1/4 of the NE 1/4 of said Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, thence proceed South 87 degrees 17 minutes 24 seconds West along the North boundary of said quarter-quarter section for a distance of 110 feet to the centerline of said easement and the point of beginning. From this beginning point proceed North 16 degrees 26 minutes 09 seconds West along the centerline of said easement for a distance of 200 feet; thence proceed North 31 degrees 13 minutes 46 seconds West along the centerline of said easement for a distance of 110 feet; thence proceed North 27 degrees 05 minutes 07 seconds East along the centerline of said easement for a distance of 249.67 feet to the centerline of Shelby County Road No. 46 and the termination of said easement.

REAL ESTATE SALES VALIDATION INFORMATION

The real property described above is undeveloped land which has **no property address**. The one-third (1/3) undivided interest in said real property being conveyed hereby has a **total appraised value of \$108,000.00 (1/3 of \$324,000.00)**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel #33-2-10-0-000-014.000).