Shelby County, AL 01/04/2013 State of Alabama Deed Tax:\$108.00

201301040000004790 1/3 \$126.00 Shelby Cnty Judge of Probate, AL 01/04/2013 07:54:29 AM FILED/CERT

# THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

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

| STATE OF ALABAMA        | ) |
|-------------------------|---|
|                         | ) |
| <b>COUNTY OF SHELBY</b> | ) |

#### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

JAMES L. HUBBARD, a married man,

whose mailing address is 2275 Green Springs Highway, Birmingham, Alabama 35205,

(hereinafter referred to as "Grantor"), in hand paid by

JLH INVESTMENTS, LLC, an Alabama limited liability company, whose mailing address is 2275 Green Springs Highway, Birmingham, Alabama 35205,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT**, **BARGAIN**, **SELL AND CONVEY** unto the said Grantee all of the Grantor's one-third (1/3) undivided interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

## See attached Exhibit "A" for Legal Description and for Real Estate Sales Validation Information

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

- 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 day of December, 2012.

GRANTOR:

201301040000004790 2/3 \$126.00 Shelby Cnty Judge of Probate, AL 01/04/2013 07:54:29 AM FILED/CERT

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 15 day of December, 2012.

[ NOTARIAL SEAL ]

Notary Public

James L. Hubbard

My Commission Expires\_6

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"**

### 201301040000004790 3/3 \$126.00 Shelby Cnty Judge of Probate, AL 01/04/2013 07:54:29 AM FILED/CERT

#### LEGAL DESCRIPTION

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 quarterquarter 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).