



20130109000011950 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
01/09/2013 11:27:46 AM FILED/CERT

SEND TAX NOTICES TO:
XPRESS INVESTMENTS, LLC
Attn: Douglas A. Levene
1200 Greystone Park Drive
Birmingham, AL, 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **SHANE R. WILKS**, a married man, **CRAIG G. WILKS**, a married man, **ED GOODWIN**, a married man, and **DANIEL T. PASSEN** a married man, (hereinafter jointly, severally and collectively referred to as "Grantor"), hereby grant, bargain, sell, and convey unto **XPRESS INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

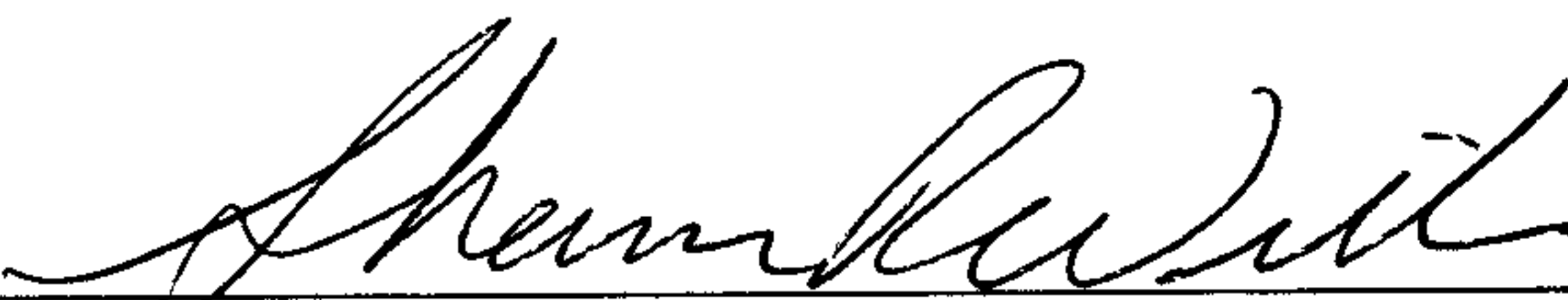
[This property is not the homestead of Grantor nor of Grantor's spouse]

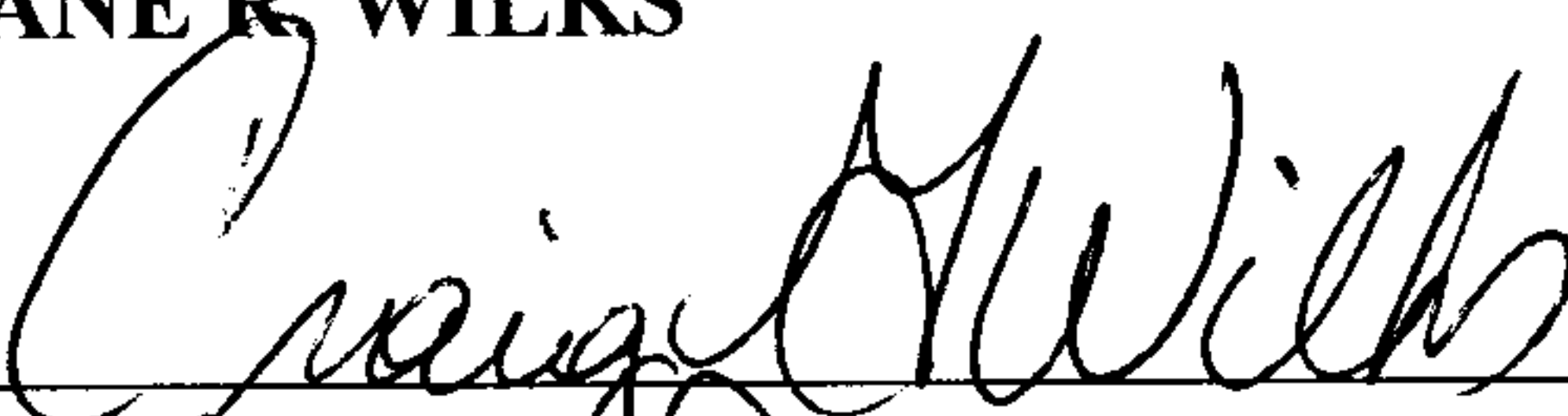
TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

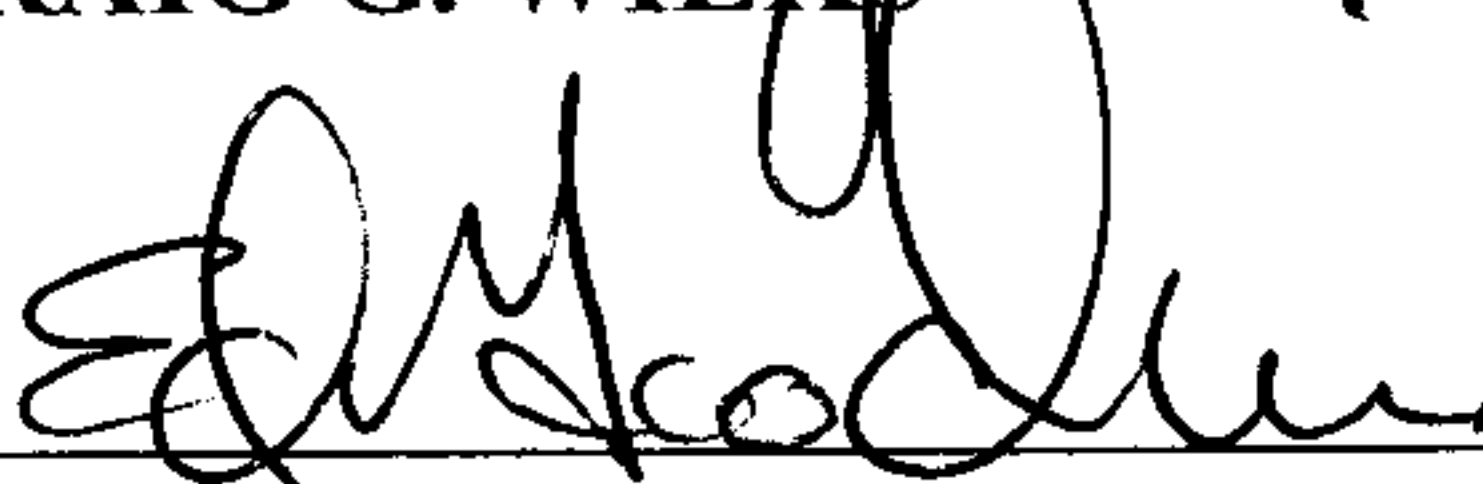
AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31 day of December, 2012.


SHANE R. WILKS L.S.
(Individually)


CRAIG G. WILKS L.S.
(Individually)


ED GOODWIN L.S.
(Individually)


DANIEL T. PASSEN L.S.
(Individually)



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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHANE R. WILKS, CRAIG G. WILKS, ED GOODWIN, and DANIEL T. PASSEN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31 day of December, 2012.


NOTARY PUBLIC
My Commission Expires: 1/18/15

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
Colin House
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

EXHIBIT "A"

Part of the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, which is more particularly described as follows:

Commence at the NW corner of the NW 1/4 of said section; thence run East along the North line of said 1/4 section for a distance of 369.52 feet; thence 90°00'00" right and run southerly for a distance of 1,089.47 feet to a point on a traverse line of Old Bishop Creek shown on a survey of a 7.40 acre tract, dated July 11, 1978, made by John E. Norton, Ala.Reg. P.E. and L.S. No. 10287; thence 57°15'38" left and run Southeasterly along said traverse line for a distance of 317.57 feet; thence 26°59'56" left and continue along said traverse for a distance of 170.50 feet; thence 29°51'32" left and run along said traverse for a distance of 99.28 feet; thence 54°36'27" left and run along said traverse for a distance of 293.24 feet to a point of spiral of a curve on U.S. Highway 31 South; thence 05°40'36" left to the right of way tangent of said Highway; thence reverse course and from said tangent extended Southerly turn an angle to the right of 05°40'36" and run along said traverse line for a distance of 77.84 feet to the point of beginning; thence 88°22'28" right and run Westerly for a distance of 203.00 feet; thence 86°21'41" right and run Northerly for a distance of 100 feet; thence 93°39'02" right and run Easterly for a distance 210.0 feet to a point on the West right of way line of U.S. Highway 31 South; thence 94°03'48" right and run Southerly along said right of way for a distance of 22.00 feet to said point of spiral curve; thence continue Southerly along said spiral curve and said right of way line for a distance of 78.00 feet; thence run Westerly for a distance of 5.02 feet to the point of beginning

And Also: An easement for access to a sewage pumping station said easement being situated in part of the NW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of the NW 1/4 of said section; thence run East along the North line of said 1/4 section for a distance of 369.52 feet; thence 90°00'00" right and run southerly for a distance of 1,089.47 feet to a point on the traverse line of Old Bishop Creek shown on a survey of a 7.40 acre tract, dated July 11, 1978, made by John E. Norton, Ala. Reg. P.E. and L.S. No. 10287, thence 57°15'38" left and run Southeasterly along said traverse line for a distance of 317.57 feet; thence 26°59'56" left and continue along said traverse for a distance of 1701.50 feet; thence 29°51'32" left and run along said traverse for a distance of 99.28 feet; thence 54°36'27" left and run along said traverse for a distance of 293.24 feet to a point of spiral of said curve on U.S. Highway 31 South; thence 05°40'36" left to the right of way tangent from said Highway; thence reverse course and from said tangent extended Southerly turn an angle to the right of 05°40'36" and run along said traverse line for a distance of 77.84 feet to the point of beginning, thence 88°22'28" right and run Westerly for a distance of 12.28 feet; thence run southerly for a distance of 6.00 feet; thence run Easterly for a distance of 17.30 feet to a point on said right of way line; thence run North along said right of way line for a distance of 6.00 feet; thence run Westerly for a distance of 5.02 feet to the point of beginning, according to the survey of Miller, Triplett & Miller Engineers, Inc.

SUBJECT TO: i) taxes and assessments for the year 2013, a lien but not yet payable; ii) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 232, Page 385 and Deed Book 101, page 506 in the Probate Office of Shelby County, Alabama (Parcel I); iii) Easement to Postal Telegraph Co., as recorded in Deed Book 80, Page 37, in the Probate Office of Shelby County, Alabama. (Parcel I); iv) Sanitary Sewer Agreement as recorded in Instrument 1993-785, in the Probate Office of Shelby County, Alabama (Parcel I); v) Easement recorded in Instrument 1993-35726 in the Probate Office of Shelby County, Alabama (Parcel I); vi) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property (Parcel I); vii) Less and except any portion of subject property lying within a road right of way. (Parcel I); and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.



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Real Estate Sales Validation Form

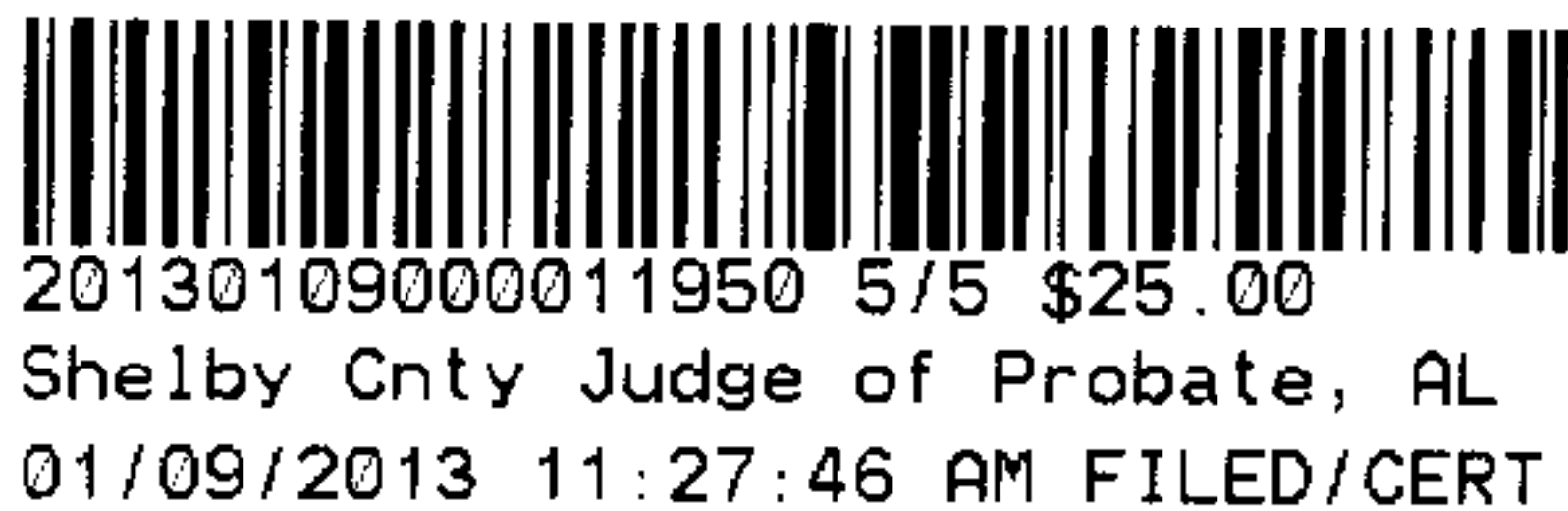
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SHANE R. WILKES, CRAIG G. WILKS, ED GOODWIN,
and DANIEL T. PASSEN
Mailing Address 428 N Broad St
Albertville, AL
35950

Grantee's Name XPRESS INVESTMENTS, LLC
Mailing Address 1200 Greystone Park Drive
Birmingham, AL, 35242

Property Address 2308 Pelham Pkwy
Pelham, AL, 35124

Date of Sale December 31, 2012
Total Purchase Price \$ 600,000.00



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) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 12/31/2012

Print Shane R. Wilkes

☐ Unattested
☐ (verified by)

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

Form RT-1