


THIS INSTRUMENT PREPARED BY:
Jason M. Meyerpeter, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 20th Street North, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Lochapoka LLC
c/o Goodrich Management Company
3800 Colonnade Parkway, Suite 430
Birmingham, AL 35243

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20130125000034730 1/8 \$623.00
Shelby Cnty Judge of Probate, AL
01/25/2013 03:09:35 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28th day of December, 2012, by **Kenneth L. Jackson**, a single individual (hereinafter referred to as the "Grantor"), whose mailing address is 2009 Forest Cove Drive, Hoover, Alabama 35244, to **Lochapoka LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), whose mailing address is c/o Goodrich Management Company, 3800 Colonnade Parkway, Suite 430, Birmingham, AL 35243.

KNOW ALL PEOPLE BY THESE PRESENTS:

That in consideration of the sum of Five Hundred Ninety Thousand and 00/100 Dollars and (\$590,000.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property located at 177 Mullins Drive, Helena, Alabama 35180, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

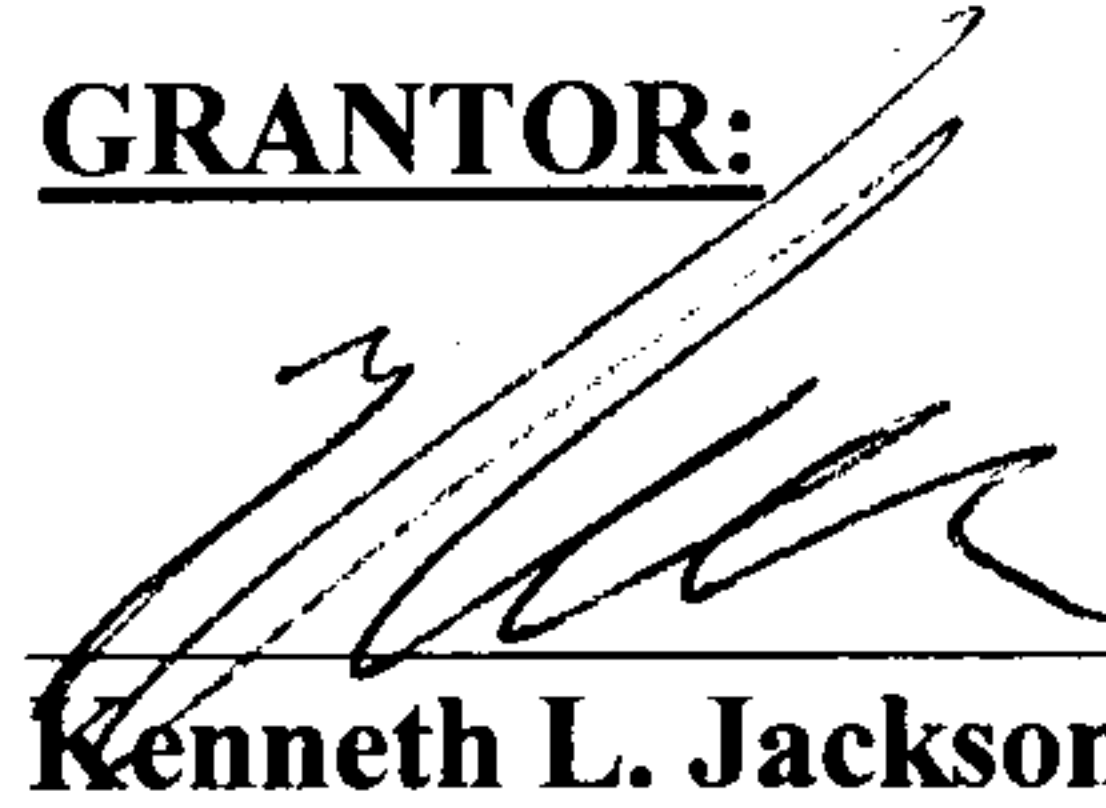
The Property is intended to be one and the same as the property listed in Exhibit C.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:



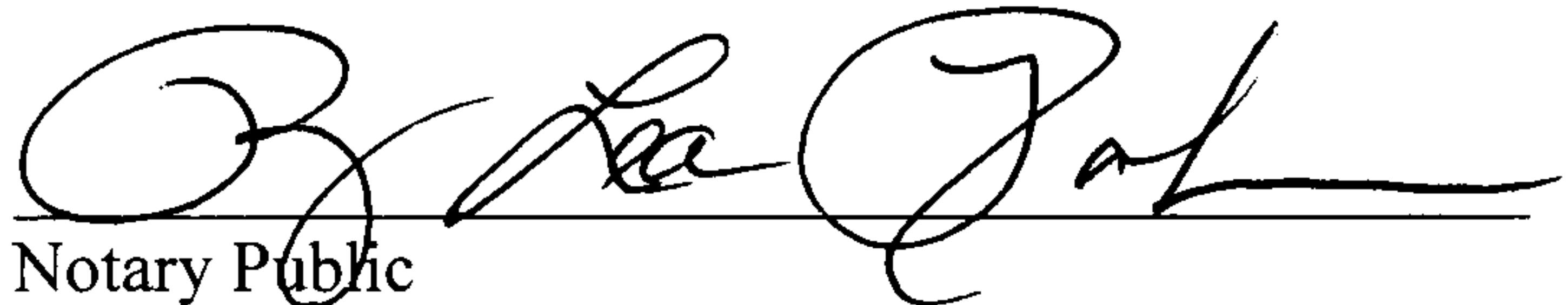
Kenneth L. Jackson

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth L. Jackson whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28th day of December, 2012.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

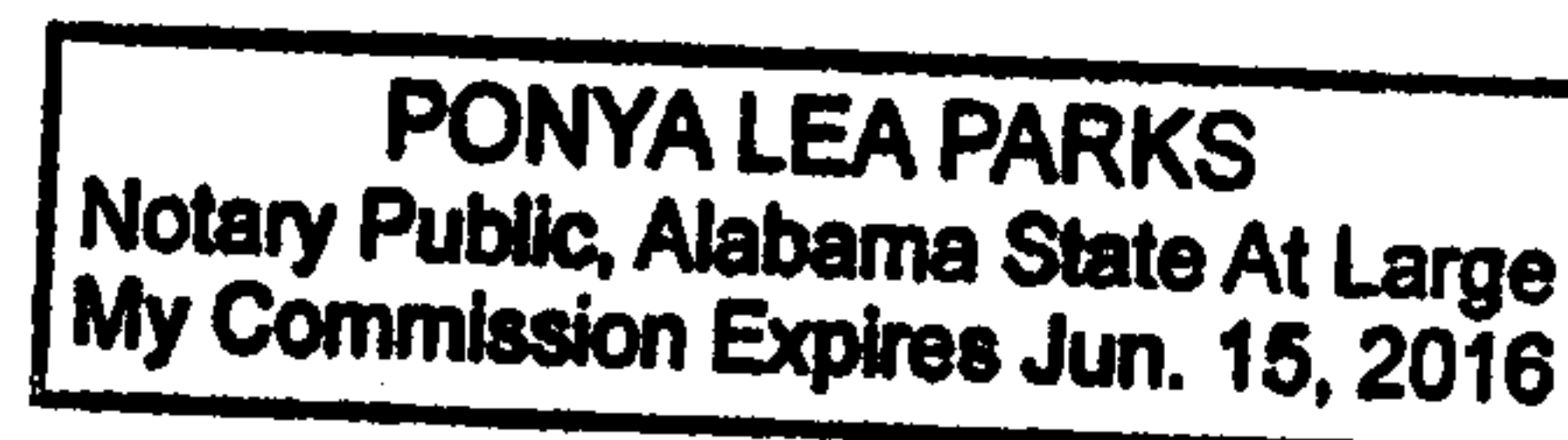


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Begin at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West; thence run North along the East line thereof 810.03 feet; thence 88 degrees 50 minutes 12 seconds left run 336.43 feet; thence 108 degrees 21 minutes 30 seconds left and run Southeasterly for 210.67 feet; thence 1 degrees 03 minutes 25 seconds right and run Southeasterly 195 feet; thence 03 degrees 57 minutes left continue for 200.00 feet; thence 109 degrees 27 minutes right run Westerly 50.0 feet; thence 109 degrees 55 minutes left run Southeasterly 200.00 feet; thence 111 degrees 23 minutes 57 seconds right run Westerly 151.35 feet to the Northeasterly right of way of Mullins Drive; thence 110 degrees 23 minutes 50 seconds left run Southeasterly along said right of way 46.26 feet; thence 71 degrees 05 minutes 07 seconds left run Easterly 300.32 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL 2:

Part of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at Southeast corner of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 15, thence in Westerly direction along the South boundary of said Quarter-Quarter section line 149.65 feet, thence turning an angle of 70 degrees and 05 minutes to the right in Northwesterly direction 242.27 feet, thence turning an angle of 109 degrees and 55 minutes to the right in Easterly direction 50.00 feet, thence turning an angle of 109 degrees and 27 minutes to the left in Northwesterly direction 200.00 feet to point of beginning of a tract of land herein described; thence turning an angle of 3 degrees and 57 minutes to the right in Northwesterly direction 195.00 feet, thence turning an angle of 72 degrees and 40 minutes to left in Westerly direction 209.05 feet to point of intersection with East boundary of a County Road right of way said point being the arc of a curve turning to left in Southerly direction and having a radius of 5704.58 feet said chord being subtended by a central angle of 2 degrees 02 minutes and 56 seconds and having a chord of 203.98 feet in length said chord forming angle of 109 degrees and 18 minutes to left from last mentioned course having a length of 209.05 feet, thence along said arc of said curve 204.00 feet which is East boundary of said right of way, thence turning an angle of 72 degrees and 32 minutes to left from last mentioned chord having a length of 203.98 feet, thence in Easterly direction 200.00 feet to point of beginning.

PARCEL 3:

A part of the Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, described as follows:

Commence at Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run Westerly along South line a distance of 149.65 feet; thence turn angle of 70 degrees 05 minutes to right in Northwest direction 42.27 feet to point of beginning, thence continuing in a straight line along last mentioned course 200.00 feet; thence turn angle of 109 degrees 55 minutes to right in Easterly direction 50.00 feet; thence turning an angle of 109 degrees 27 minutes to left in Northwesterly direction 200.00 feet; thence turn an angle of 70 degrees 33 minutes to left in Westerly direction 200 feet to point of intersection with the East boundary of a County Road right of way, said point being in the arc of a curve turning to left in Southerly direction and having a radius of 5704.58 feet, said chord being subtended by a central angle of 2 degrees 07 minutes 12 seconds and having a chord of 211.06 feet in length, said chord forming an angle of 109 degrees 28 minutes to left from last mentioned course having a length of 200.00 feet; thence along said arc of said curve 211.07 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is East boundary of said right of way of road 45.27 feet to the point of beginning of an arc of a curve turning to the right in Southerly direction and having a radius of 4799.69 feet said arc being subtended by a central angle of 1 degree 40 minutes and having a chord of 139.61 feet in length; thence along said arc of said curve 139.61 feet to point of intersection with a straight line tangent to said arc; thence along said straight line 4.06 feet which is on said right of way of road; thence turn an angle of 70 degrees 07 minutes to left in an Easterly direction 150.00 feet to point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mining or mineral rights leased, granted or retained by current or prior owners.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or assessments for 2013 and subsequent years and not yet due and payable.
8. Right of Way to Shelby County as recorded in Volume 224, Page 252 and Volume 222, Page 955.
9. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 235, Page 788 and Deed Book 206, Page 206.
10. Less and except any part of subject property lying within the right of way of a public road.
11. Easement to Colonial Pipe Line Company as recorded in Deed Book 325, Page 215.
12. Unrecorded Gas Line Easement to City of Helena as referenced in Instrument # 1996-07388.
13. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 327.

EXHIBIT C

COMBINED LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of the SE ¼ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

BEGIN at the SE Corner of the NE ¼ of the SE ¼ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and a 5/8" Capped Rebar Set (Bailey CA 899 LS); thence N 0° 15' 25" W along the east line of said ¼ - ¼ for a distance of 809.22' to a 5/8" capped rebar found (PLS 16680); thence leaving said east line N 89° 14' 37" W for a distance of 336.31' to a 5/8" rebar found; thence S 15° 12' 11" E for a distance of 270.73' to a ¾" open top pipe found thence N 86° 45' 22" W for a distance of 209.22' to a 5/8" capped rebar found (PLS 16680) on the easterly ROW of Mullins Drive; thence along the arc of a curve to the left having a central angle of 4° 12' 31" and a radius of 5704.58' for a distance of 419.02', said curve having a chord bearing of S 16° 07' 56" E and a chord distance of 203.73'; thence continue along said easterly ROW S 18° 37' 16" E for a distance of 45.27' to the point of curvature of a curve to the right having a central angle of 1° 40' 00" and a radius of 4799.69'; thence continue along said ROW and along the arc of said curve 139.61', said curve having a chord bearing of S 17° 47' 17" E and a chord distance of 139.61', to a ¾" crimped iron found; thence continue along said easterly ROW S 17° 30' 29" E for a distance of 42.16' to a ¾" crimped iron found; thence leaving said easterly ROW S 88° 46' 58" E for a distance of 298.54' to the POINT OF BEGINNING. Said parcel containing 302,829 sq ft (6.95 acres) +/-.

Real Estate Sales Validation Form

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

Grantor's Name Kenneth L. Jackson
Mailing Address 2009 Forest Cove Drive
Hoover, Alabama 35244

Grantee's Name Lochapoka LLC
Mailing Address c/o Goodrich Management Company
3800 Colonnade Parkway, Suite 430
Birmingham, Alabama 35243

Property Address 177 Mullins Drive
Helena, Alabama 35180

Date of Sale 12/28/2012
Total Purchase Price \$ 590,000.00

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
☒ 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 any.

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 12/28/2012

Print Kenneth L. Jackson

Unattested

(Signature)
(verified by)

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

