


STATE OF ALABAMA

COUNTY OF SHELBY


20130401000132590 1/4 \$241.00
Shelby Cnty Judge of Probate, AL
04/01/2013 10:46:51 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, **James L. Lane**, an unmarried man (hereinafter referred to as the "Grantor"), owns 100% interest in certain real property situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto (hereinafter collectively referred to as the "Transferred Real Estate"); and

WHEREAS, Grantor has agreed to contribute to **J. L. LANE PROPERTIES, LLC**, an Alabama limited liability company, its successors and assigns (hereinafter referred to as the "Grantee"), in exchange for the limited liability company membership interest in Grantee (the "Company Interests"), all of Grantor's right, title, interest and claim in and to the Transferred Real Estate pursuant to Section 721 of the Internal Revenue Code of 1986, as amended (the "IRC"); and

WHEREAS, Grantor desires to transfer Grantor's entire interest in the Transferred Real Estate to Grantee; and

WHEREAS, Grantee has agreed to assume or be responsible for all of Grantor's liabilities relating to the Transferred Real Estate, as more particularly described on **Exhibit "A"** attached hereto (hereinafter collectively referred to as the "Assumed Liabilities").

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), the Company Interest, and other good and valuable considerations to the undersigned Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey unto Grantee, all of Grantor's interest in and to the Transferred Real Estate, situated in Shelby County, Alabama, as set out hereafter in Exhibit "A".

It is the intent of this conveyance to convey all of Grantor's interest in the Transferred Real Estate, whether correctly described or not.

This conveyance is made subject to the Assumed Liabilities as set out hereafter in Exhibit "A".

Ad valorem tax notices should be mailed to the Grantee at the following address: 208 Gunn Road, Montgomery, Alabama, 36117.

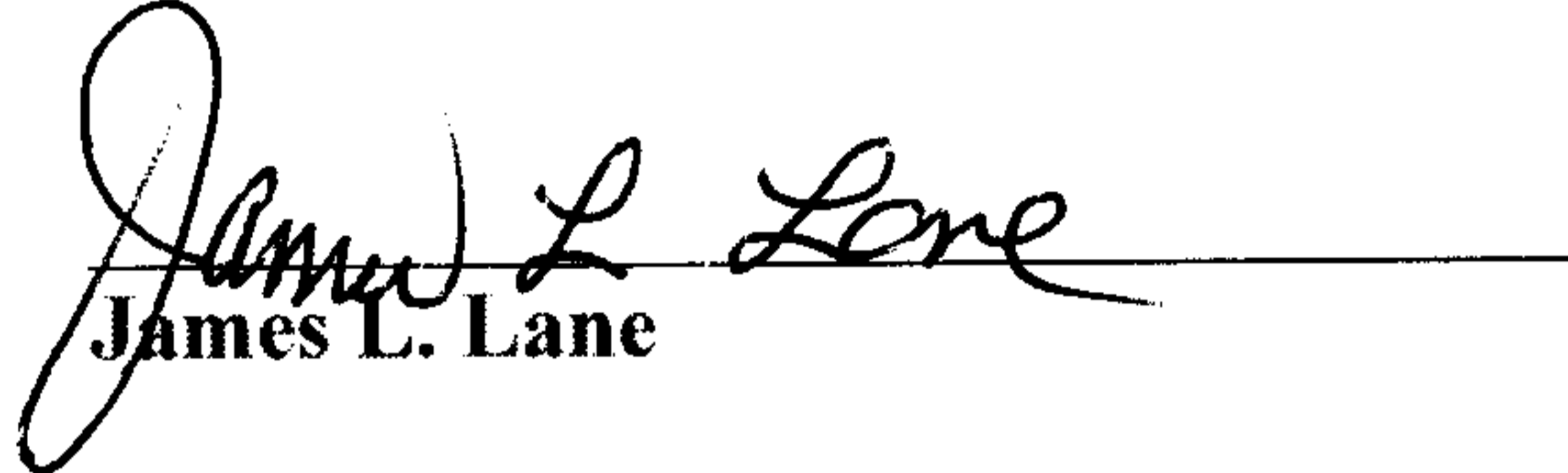
The preparer of this deed has acted only as a scrivener and has not examined title to the property transferred herewith.

TO HAVE AND HOLD, the aforegranted premises unto the said Grantee, its successors and assigns FOREVER.

Shelby County, AL 04/01/2013
State of Alabama
Deed Tax: \$220.00

AND, the Grantor does, for himself and his heirs, executors, administrators and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise stated above; that the Grantor has a good right to sell and convey the same as aforesaid; and that the Grantor will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereto set his hands and seals as of the 20th day of March, 2013.


James L. Lane

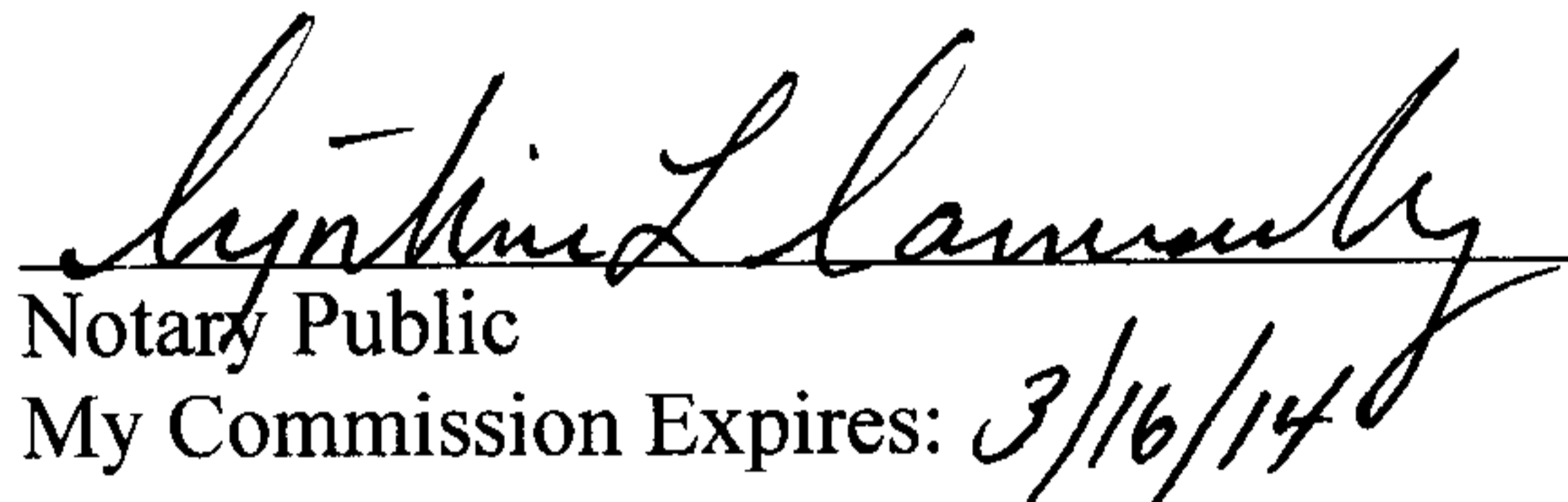
STATE OF ALABAMA

COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **James L. Lane**, 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 said instrument, he, on the day same bears date, executed the same voluntarily.

GIVEN under my hand and official seal this the 20th day of March, 2013

(SEAL)


Notary Public
My Commission Expires: 3/16/14

This instrument prepared by:
Robert M. Ritchey, Esquire
GILPIN GIVHAN, PC
Post Office Box 4540
Montgomery, Alabama 36103-4540
(334) 244-1111



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EXHIBIT "A"

Description of Transferred Real Estate

OUT PARCEL NO. 1 A

Commence at a 3 inch capped iron locally accepted to be the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North 01 degrees, 10 minutes, 29 seconds East along the East line of said Section 33 for a distance of 468.18 feet to a 2 inch open top pipe found; thence run North 87 degrees, 44 minutes, 46 seconds West for a distance of 778.18 feet to an iron pin set; thence run North 02 degrees, 15 minutes, 14 seconds East for a distance of 280.25 feet to a half inch rebar found; thence run North 10 degrees, 28 minutes, 18 seconds East for a distance of 443.20 feet to an iron pin set on the South right-of-way line of Alabama Highway No. 70; thence run North 80 degrees, 26 minutes, 13 seconds West along said South right-of-way line for a distance of 512.62 feet to an iron pin set on a curve to the left, having a central angle of 16 degrees, 07 minutes, 16 seconds, a radius of 1,403.43 feet, a chord bearing of North 88 degrees, 29 minutes, 51 seconds West and a chord of 393.58 feet; thence run in a Northwesterly direction along the arc of said curve and also along said South right-of-way line for a distance of 394.88 feet to the point of beginning; thence run South 04 degrees, 36 minutes, 28 seconds West for a distance of 195.42 feet to a point; thence run North 89 degrees, 19 minutes, 36 seconds West for a distance of 234.70 feet to a point; thence run North 04 degrees, 37 minutes, 59 seconds East for a distance of 143.76 feet to an iron pin set on the South right-of-way line of Alabama Highway No. 70, said iron pin set also being on a curve to the right having a central angle of 09 degrees, 57 minutes, 43 seconds, a radius of 1,403.43 feet, a chord bearing of North 78 degrees, 27 minutes, 39 seconds East and a chord of 243.70 feet; thence run in a Northeasterly direction along the arc of said curve and also along said South right-of-way line for a distance of 244.01 feet to the point of beginning; said parcel containing 40,564 square feet, more or less.

OUT PARCEL NO. 1 B

Commence at a 3 inch capped iron locally accepted to be the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North 01 degrees, 10 minutes, 29 seconds East along the East line of said Section 33 for a distance of 468.18 feet to a 2 inch open top pipe found; thence run North 87 degrees, 44 minutes, 46 seconds West for a distance of 778.18 feet to an iron pin set; thence run North 02 degrees, 15 minutes, 14 seconds East for a distance of 280.25 feet to a half inch rebar found; thence run North 10 degrees, 28 minutes, 18 seconds East for a distance of 443.20 feet to an iron pin set on the South right-of-way line of Alabama Highway No. 70; thence run North 80 degrees, 26 minutes, 13 seconds West along said South right-of-way line for a distance of 512.62 feet to an iron pin set on a curve to the left, having a central angle of 14 degrees, 15 minutes, 33 seconds, a radius of 1,403.43 feet, a chord bearing of North 87 degrees, 33 minutes, 59 seconds West and a chord of 348.37 feet; thence run in a Northwesterly direction along the arc of said curve and also along said South right-of-way line for a distance of 349.27 feet to the point of beginning; thence run South 04 degrees, 37 minutes, 59 seconds West for a distance of 200.45 feet to a point; thence run North 89 degrees, 19 minutes, 36 seconds West for a distance of 44.91 feet to a point; thence run North 04 degrees, 36 minutes, 38 seconds East for a distance of 195.42 feet to a point on the South right-of-way line of Alabama Highway No. 70, also being on a curve to the right having a central angle of 01 degrees, 51 minutes, 44 seconds, a radius of 1,403.43 feet, a chord bearing of North 84 degrees, 22 minutes, 22 seconds East and a chord of 45.61 feet; thence run in a Northeasterly direction along the arc of said curve and also along said South right-of-way line for a distance of 45.61 feet to the point of beginning; said parcel containing 8,881 square feet, more or less.

The above described property is commonly referred to as: Outparcel #1 Calera Crossings

Assumed Liabilities

The above described property is hereby conveyed to Grantee subject to all of the following: (1) real estate ad valorem taxes and assessments for the current tax year and all subsequent tax years thereafter; (2) any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, coal, sand and gravel in, on or under any of the above described property; (3) any state of facts, overlaps, encroachments, boundary line disputes, variations in area or measurements, violations of restrictive covenants and any other matters which would be disclosed by an accurate survey and inspection of the above described property; (4) all applicable zoning ordinances; and (5) all encumbrances, easements, covenants, restrictions, rights-of-way, reservations, building setback lines and other matters of record.



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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 JAMES LANE
Mailing Address 208 Gunn Rd
Montgomery AL
36117

Grantee's Name J.L. Lane Properties, LLC
Mailing Address 208 Gunn Rd
Montgomery AL
36117

Property Address outparcel 1
Culebra crossings

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 219,600

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 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 3/20/13

Unattested

(verified by)

Print JAMES LANE

Sign James L Lane
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

