

THIS INSTRUMENT PREPARED BY:

R. Link Loegler
Leitman, Siegal, Payne & Campbell, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

AFTER RECORDING RETURN TO

LAND TITLE COMPANY
600 20TH STREET N. ST. 100
BIRMINGHAM, AL. 35203
9334F-13

SEND TAX BILL TO:

3150 PROPERTIES, LLC
P.O. Box 846
BIRMINGHAM, AL. 35201-0846

STATUTORY WARRANTY DEED

(Estate 2013)

STATE OF ALABAMA)


SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ESTATE OF ALFRED J. COHN, deceased (Jefferson County Probate Court, Case No. 203502) ("Grantor"), has bargained and sold and by these presents does hereby grant, bargain, sell and convey unto 3150 PROPERTIES, LLC, an Alabama limited liability company ("Grantee"), that certain tract or parcel of land in Shelby County, State of Alabama, described on EXHIBIT "A", which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on EXHIBIT "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever, together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the claims of all persons claiming by, through or under Grantor, but not otherwise.


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05/28/2013 03:12:17 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, by its Personal Representatives who are duly authorized to execute this conveyance, hereto sets their signature and seal this _____ day of May, 2013.

ESTATE OF ALFRED J. COHN, an Alabama estate, Jefferson County Probate Court, Case No. 203502

By: _____

Name: Michael D. Cohn

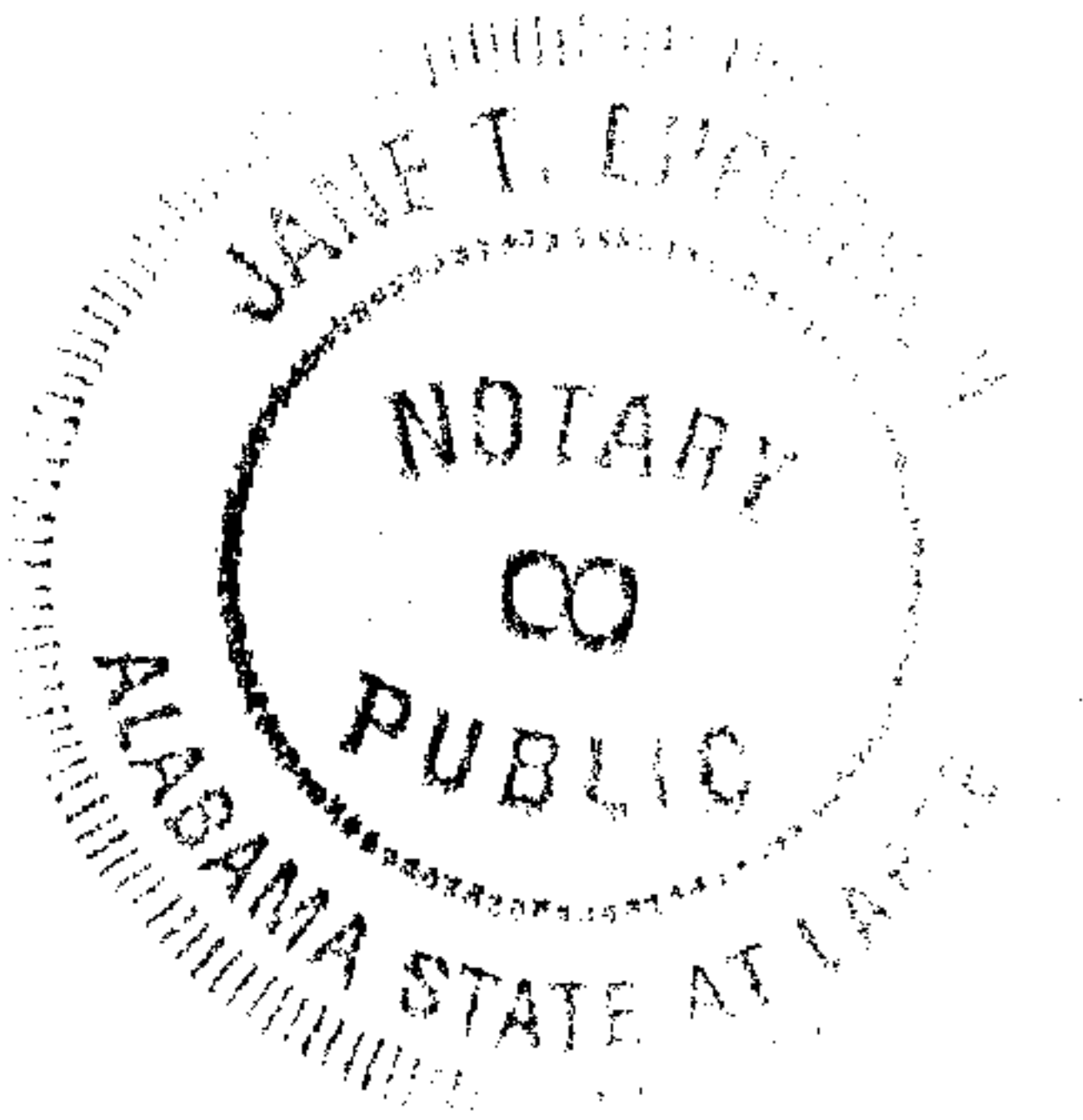
Its: Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Michael D. Cohn whose name as Personal Representative of the Estate of Alfred J. Cohn, an Alabama estate, Case No. 203502, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he/she, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 20 day of May, 2013.



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES: JANUARY 21, 2015

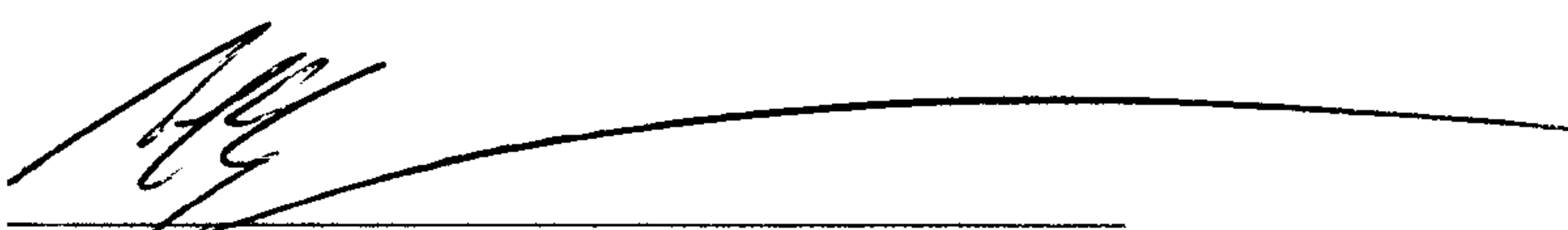


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ESTATE OF ALFRED J. COHN, an Alabama
estate, Case No. 203502

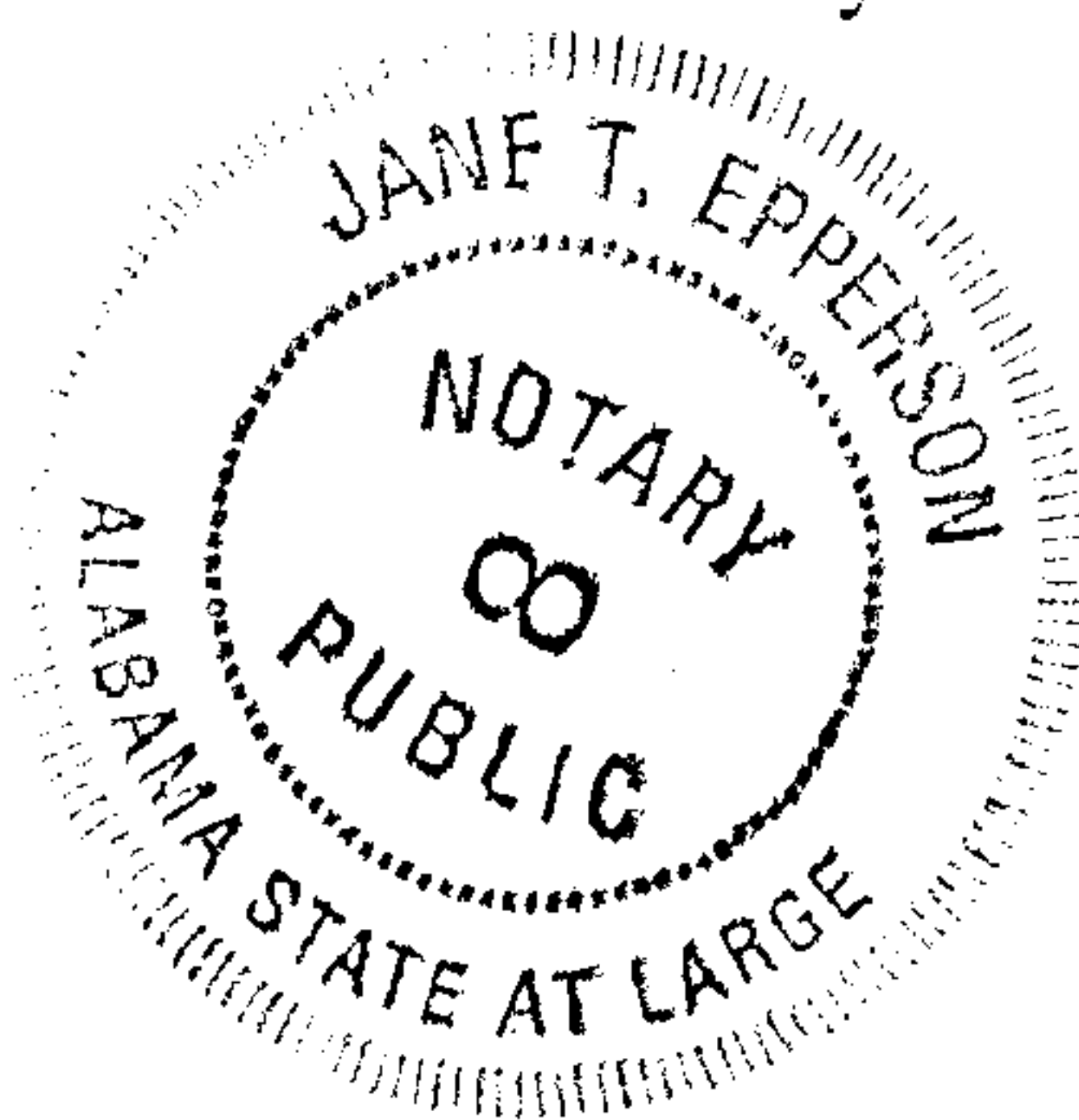
By: 
Name: Martin J. Cohn
Its: Personal Representative

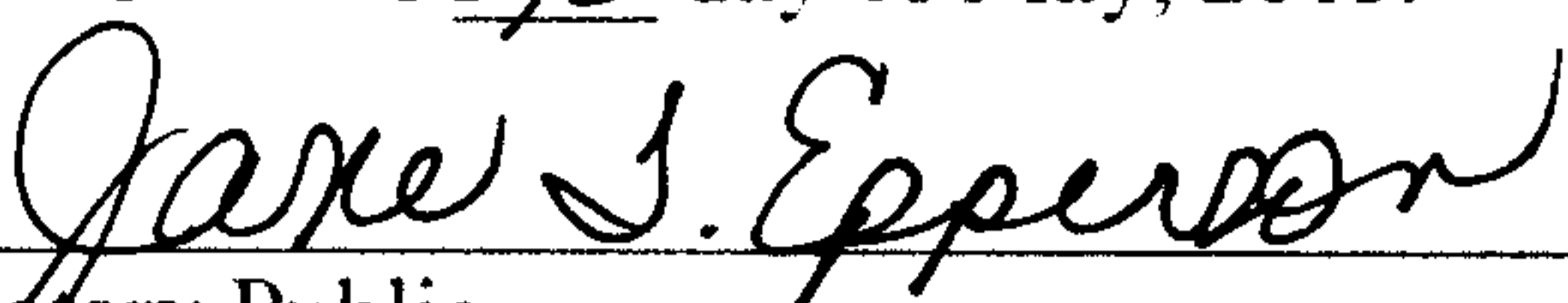
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby
certify that Martin J. Cohn whose name as personal representative of the Estate of Alfred
J. Cohn, an Alabama estate, Case No. 203502, is signed to the foregoing deed, and who
is known to me, acknowledged before me on this day, that, being informed of the
contents thereof, he/she, as such personal representatives and with full authority,
executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 20 day of May, 2013.




Notary Public
My Commission Expires: **JANUARY 21, 2015**

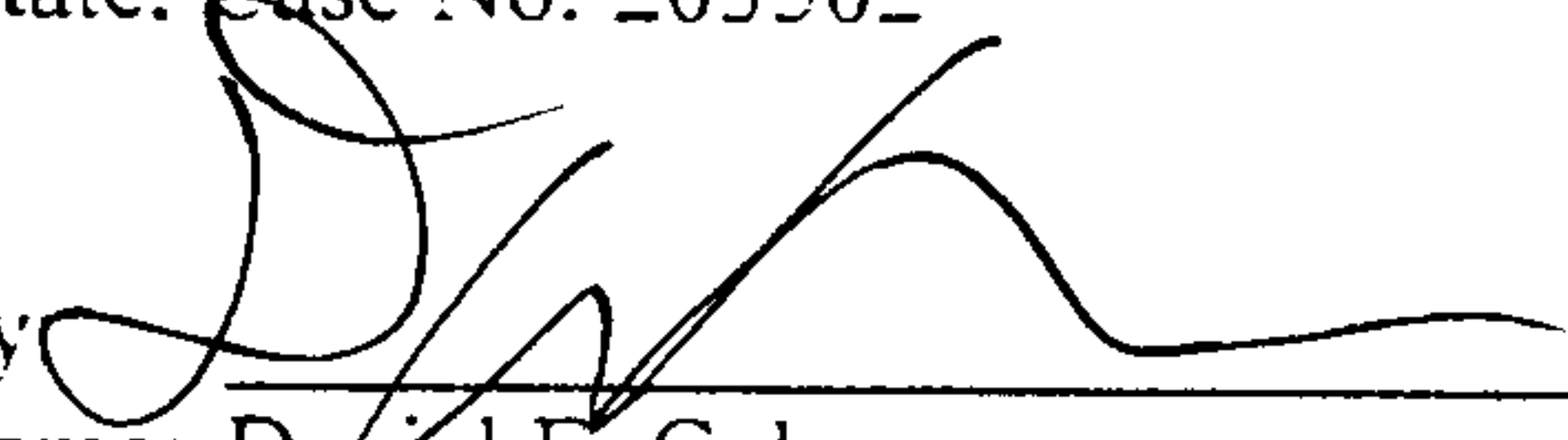


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ESTATE OF ALFRED J. COHN, an Alabama
estate. Case No. 203502

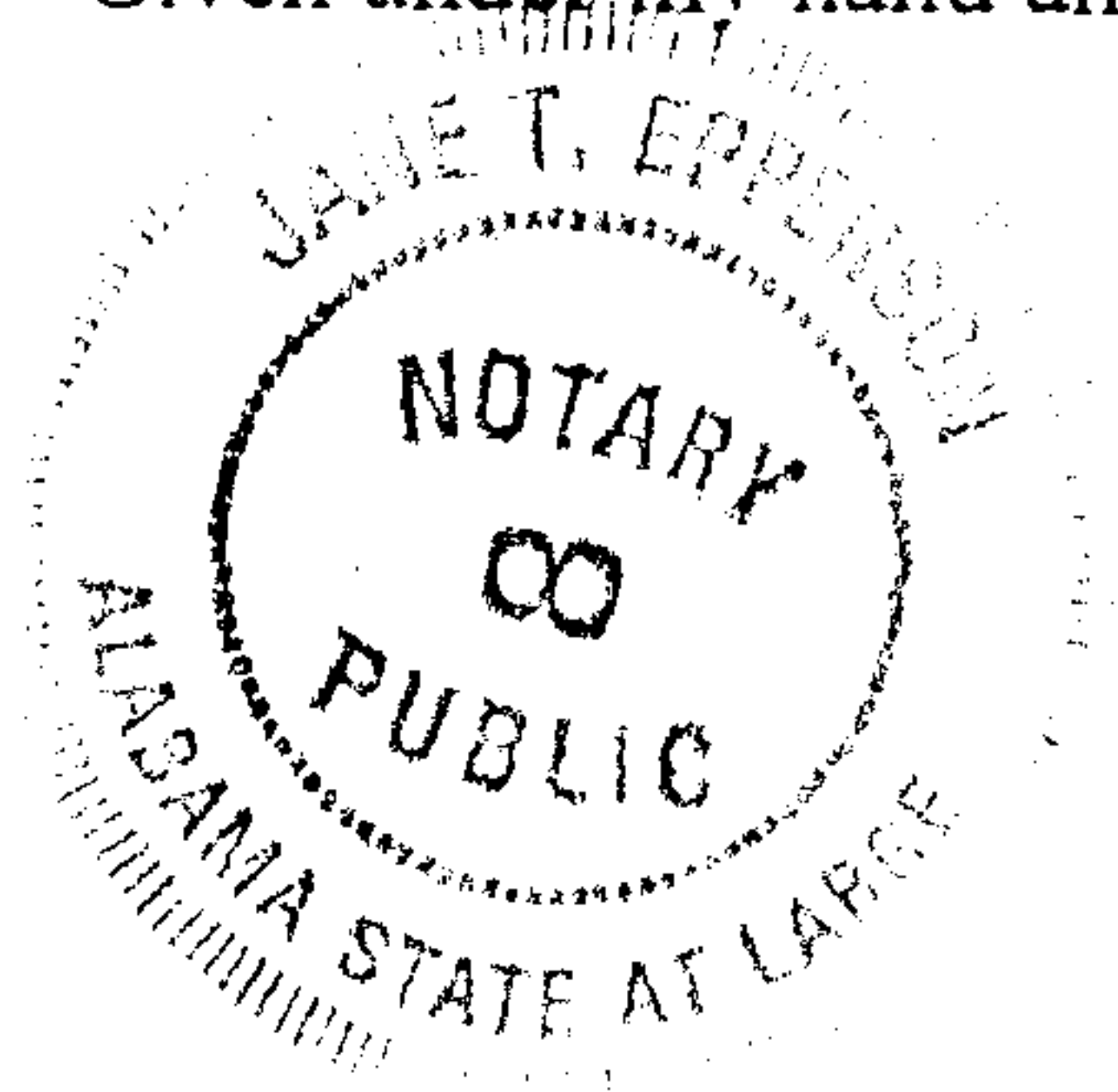
By 
Name: Daniel E. Cohn
Its: Personal Representative

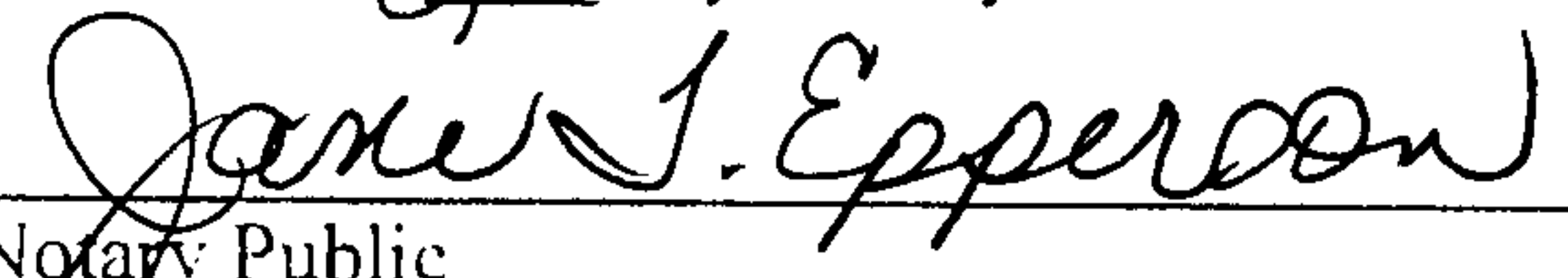
STATE OF ALABAMA)


COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County, in said State, hereby
certify that Daniel E. Cohn whose name as personal representative of the Estate of Alfred
J. Cohn, an Alabama estate, Case No. 203502, is signed to the foregoing deed, and who is
known to me, acknowledged before me on this day, that, being informed of the contents
thereof, he/she, as such personal representatives and with full authority, executed the
same voluntarily for and as the act of said estate.

Given under my hand and official seal this 20 day of May, 2013.




Notary Public
My Commission Expires MY COMMISSION EXPIRES: JANUARY 21, 2015


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ESTATE OF ALFRED J. COHN, an Alabama
estate. Case No. 203502

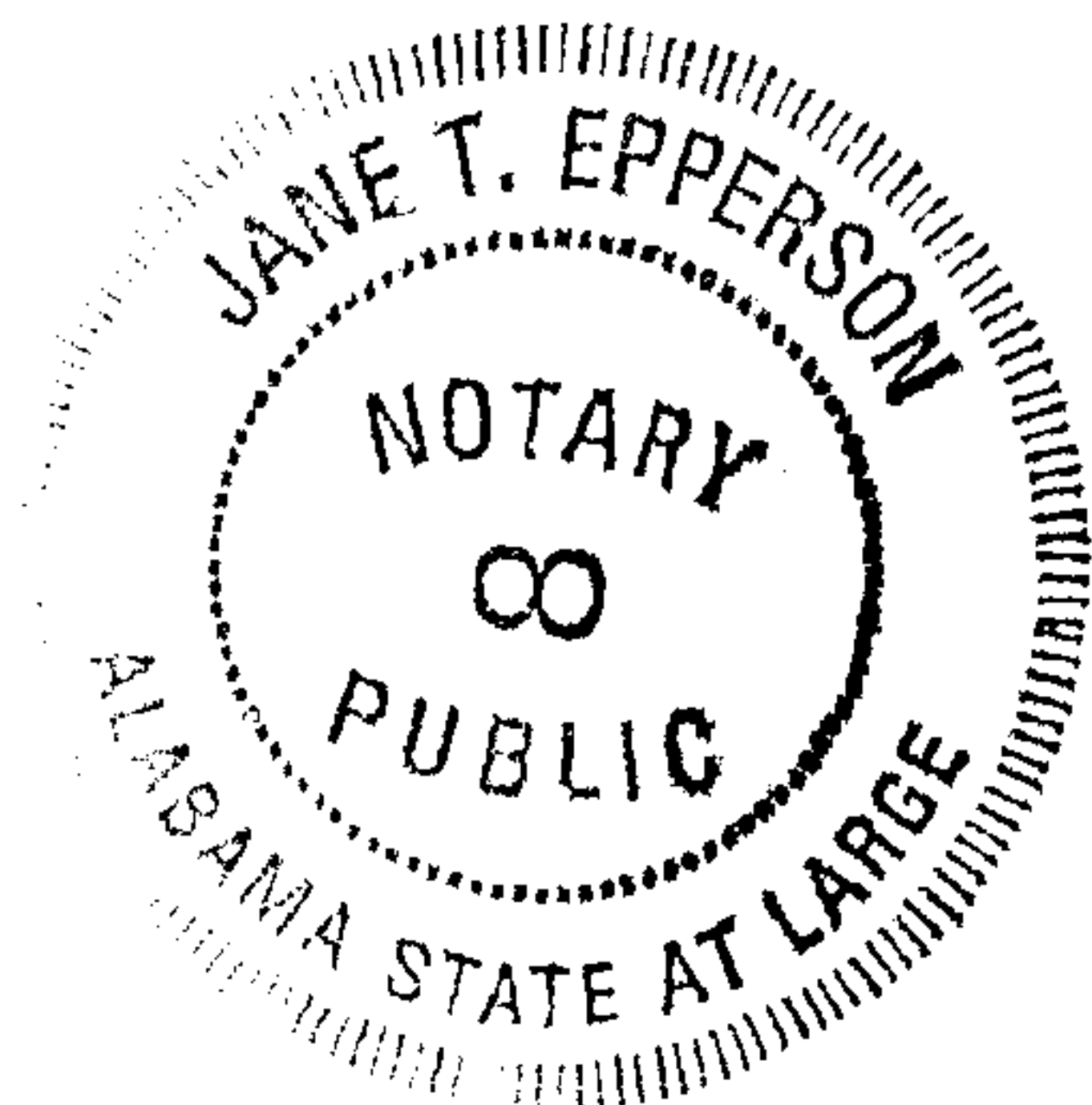
By: Linda L. Cohn
Name: Linda L. Cohn
Its: Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby
certify that Linda L. Cohn whose name as personal representative of the Estate of Alfred
J. Cohn, an Alabama estate, Case No. 203502, is signed to the foregoing deed, and who is
known to me, acknowledged before me on this day, that, being informed of the contents
thereof, he/she, as such personal representatives and with full authority, executed the
same voluntarily for and as the act of said estate.

Given under my hand and official seal this 20 day of May, 2013.



Jane T. Epperson

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: JANUARY 21, 2015

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EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said SE 1/4 of the NE 1/4; thence in a Southerly direction, along the East line of said 1/4 - 1/4 section, a distance of 794.94 feet to the center line of Shelby County Highway 283; thence 13°12' right, along said center line in a Southwesterly direction, a distance of 588.83 feet; thence 85°05' right, in a Northwesterly direction, a distance of 30.11 feet to the point of beginning; thence continue along last described course a distance of 588.13 feet; thence 75°45'30" left, in a Southwesterly direction, a distance of 162.26 feet; thence 104°14'36" left, in a Southeasterly direction, a distance of 263.18 feet; thence 90°17'45" left, in a Northeasterly direction a distance of 57.64 feet; thence 90°17'51" right, in a Southeasterly direction, a distance of 356.60 feet to the Northwesterly right of way line of Shelby County Highway 283; thence 85°05' left in a Northeasterly direction along said right of way line, a distance of 100.0 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.



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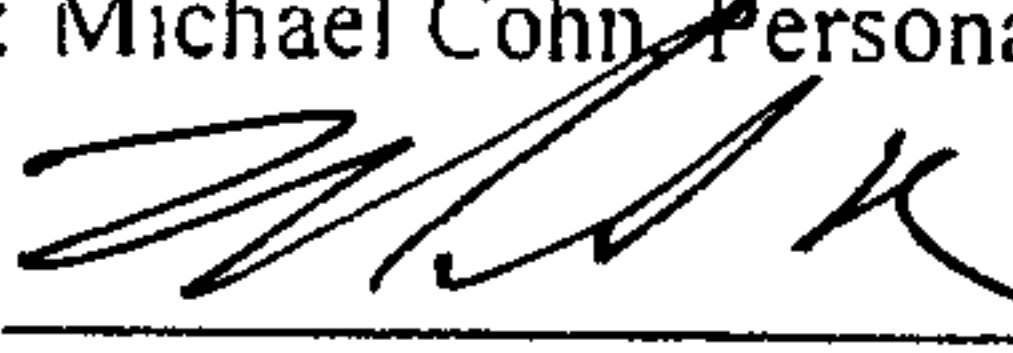
EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2013, and all subsequent years.
2. All matters that would be revealed by an accurate and complete ALTA/ACSM survey.
3. Any prior reservation of mineral rights, including, but not limited to, mineral and mining rights incident thereto recorded in Deed Book 11, Page 344, in the Probate Office of Shelby County, Alabama.
4. Matters shown by recorded map(s) and plat(s).
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 127, Page 566, in the Probate Office of Shelby County, Alabama.
6. Permit to Southern Bell Telephone and Telegraph Company recorded in Deed Book 285, Page 183, in the Probate Office of Shelby County, Alabama.
7. Easement to Southern Natural Gas, as recorded in Deed Book 143, Page 105, in the Probate Office of Shelby County, Alabama.
8. Any portion of the Property lying within a road right of way.


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|--|--|
| GRANTOR'S NAME: ESTATE OF ALFRED J. COHN , deceased (Jefferson County Probate Court, Case No. 203502) | GRANTEE'S NAME: 3150 PROPERTIES, LLC , an Alabama limited liability company |
| MAILING ADDRESS: 2101 6 th Ave. North, Suite 750 Birmingham, Alabama 35203 | MAILING ADDRESS: P.O. Box 846 Birmingham, Alabama 35201 |
| PROPERTY ADDRESS: _____ _____ | DATE OF SALE: May ____, 2013 TOTAL PURCHASE PRICE: \$100,000.00 ; OR ACTUAL VALUE: \$ _____; OR ASSESSOR'S MARKET VALUE: \$ _____; OR |
| <p>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)</p> <p>____ BILL OF SALE</p> <p>____ SALES CONTRACT</p> <p><u> X </u> CLOSING STATEMENT</p> <p>____ APPRAISAL</p> <p>____ OTHER: _____</p> <p>THIS INSTRUMENT PREPARED BY: R. Link Loegler Leitman, Siegal, Payne & Campbell, P.C. 420 North 20th Street, Suite 2000 Birmingham, AL 35203</p> | <p>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 <u>Code of Alabama 1975</u> Section 40-22-1 (h).</p> <p>Date: _____</p> <p>Print: _____</p> <p>Sign: _____ Grantee</p> <p>Print: _____</p> <p>Sign: _____ Grantee</p> <p>Print: _____</p> <p>Sign: _____ Grantor</p> <p>Print: Michael Cohn, Personal Representative</p> <p>Sign:  Grantor</p> |



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