

This document prepared by:
(and return to :)
Glenn E. Estess, Jr.
Wallace, Jordan, Ratliff and Brandt, LLC
800 Shades Creek Parkway, Ste. 400
Birmingham, AL 35209

Send tax notice to:
Highway 119 Alabaster, LLC
478 Graystone Road
Allgood, AL 35013

STATE OF ALABAMA)

COUNTY OF SHELBY)


SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 7th day of October, 2013, by and between Cheney Lime & Cement Company, Inc., an Alabama corporation ("Grantor"), and Highway 119 Alabaster, LLC, an Alabama limited liability company, whose address is 478 Graystone Road, Allgood, AL 35013 ("Grantee")

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Shelby, State of Alabama, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

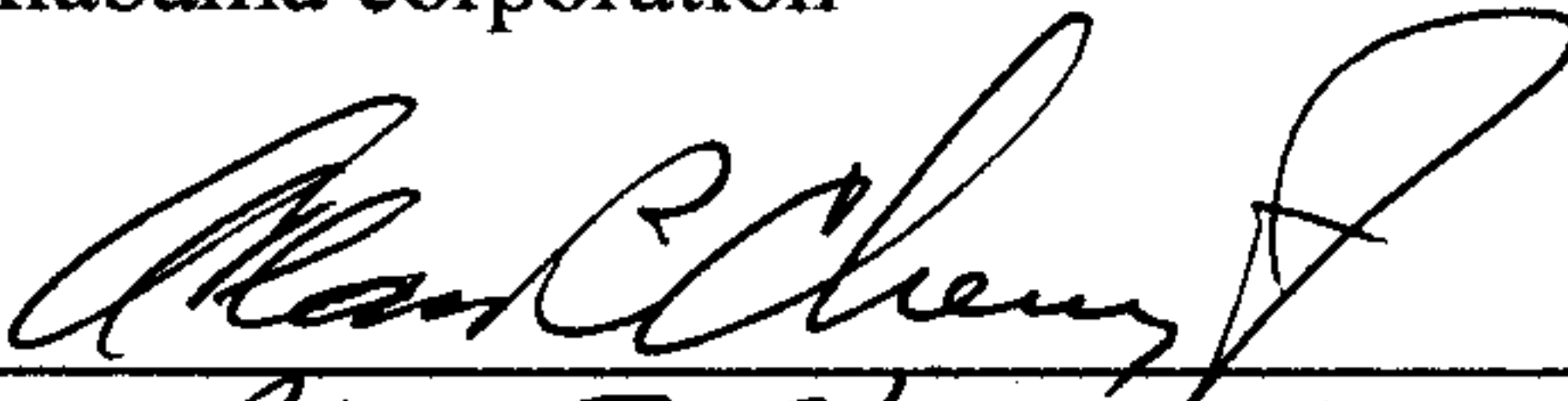

20131010000406900 1/4 \$132.50
Shelby Cnty Judge of Probate: AL
10/10/2013 11:37:16 AM FILED/CERT

Shelby County, AL 10/10/2013
State of Alabama
Deed Tax: \$109.50

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

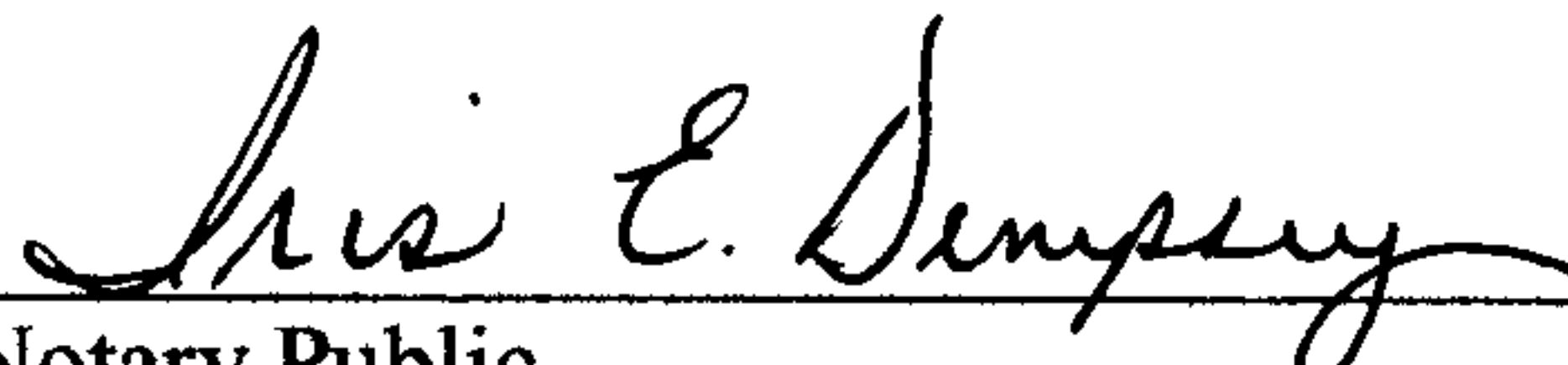
Cheney Lime & Cement Company, Inc.
an Alabama corporation

By: 
Name: Alan B. Cheney Jr
Its: President

STATE OF ALABAMA)
COUNTY OF BLOUNT)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan B. Cheney Jr, whose name as President of Cheney Lime & Cement Company, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7th day of October, 2013.


Notary Public
My Commission Expires: 03/25/2016

Iris Dempsey
Notary Public-State of Alabama
Commissison expires
03/25/2016



20131010000406900 2/4 \$132.50
Shelby Cnty Judge of Probate, AL
10/10/2013 11:37:16 AM FILED/CERT

EXHIBIT A

PARCEL NO. 1: Commence at a 1" capped pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 89° 30' 58" West along the South boundary of said quarter-quarter section for a distance 79.21 feet (set 1/2" rebar) to the point of beginning. From this beginning point proceed South 07° 05' 35" West for a distance of 637.13 feet (set 1/2" rebar), said point being the P. C. of a concave curve right having a delta angle of 01° 39' 48" and a radius of 5010.00 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 13° 05' 07" West, 145.43 feet (set 1/2" rebar); thence proceed North 84° 16' 18" West for a distance of 181.92 feet (set 1/2" rebar) to a point on the Easterly right-of-way of Alabama State Highway No. 119 (set 1/2" rebar), said point being located on the curvature of a concave left having a delta angle of 01° 52' 31" and a radius of 4830.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of North 13° 17' 12" East, 158.08 feet to a concrete right-of-way monument in place; thence proceed North 07° 05' 40" East along the Easterly right-of-way of said highway for a distance of 608.08 feet to a 5/8" capped rebar in place; thence proceed South 89° 30' 58" East for a distance of 181.20 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and contains 3.20 acres.



20131010000406900 3/4 \$132.50
Shelby Cnty Judge of Probate, AL
10/10/2013 11:37:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cheney Lime & Cement Company, Inc.
Mailing Address 478 Graystone Road
Allgood, AL 35013

Grantee's Name Highway 119 Alabaster, LLC
Mailing Address 478 Graystone Road
Allgood, AL 35013

Property Address located on Hwy 119, no address
assigned

Date of Sale October 7, 2013
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 109,030

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 (checked)

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 10/9/2013

Print Cheney Lime & Cement Company, Inc.

Unattested

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

verified by)

