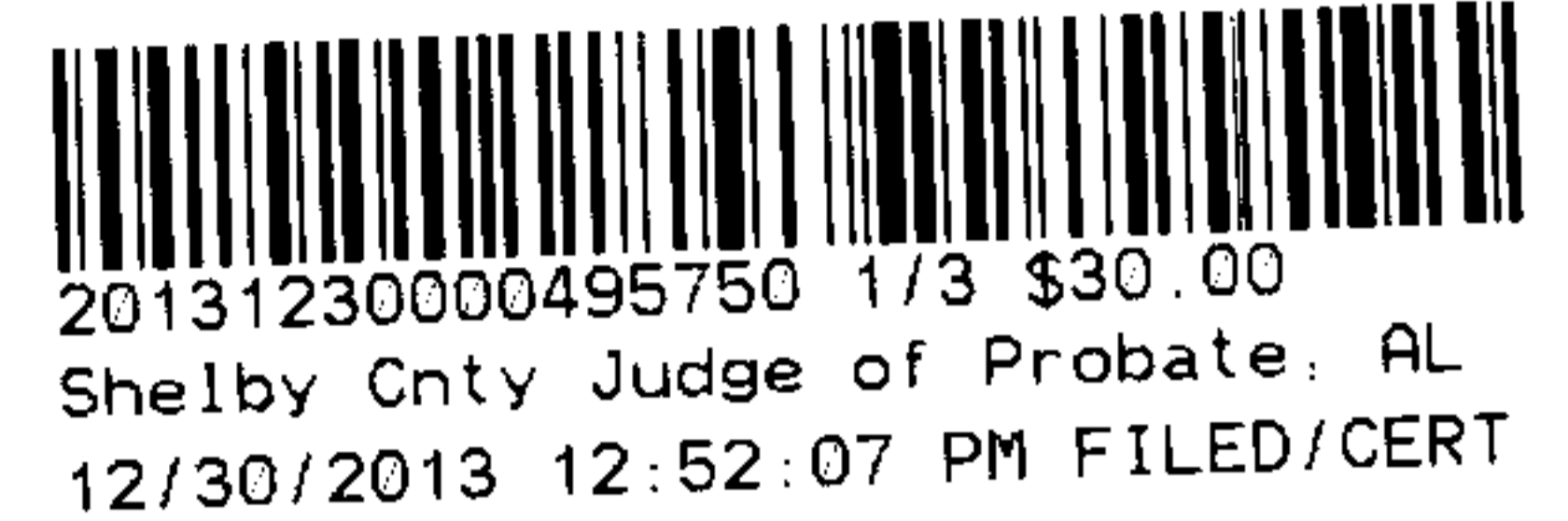


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Mark Peeples and Jared Flake
421 Office Park Dr.
Birmingham, AL 35223

CORPORATE GENERAL WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, MJM CHELSEA II, LLC, An Alabama Limited Liability company (herein referred to as GRANTOR) does grant, bargain, sell and convey unto MARK PEEPLES and JARED FLAKE, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 5, according to the Survey of Chelsea Crossings, as recorded in Map Book 37, page 49, in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein

And it does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$10.00

Dated this the 23rd day of December, 2013.

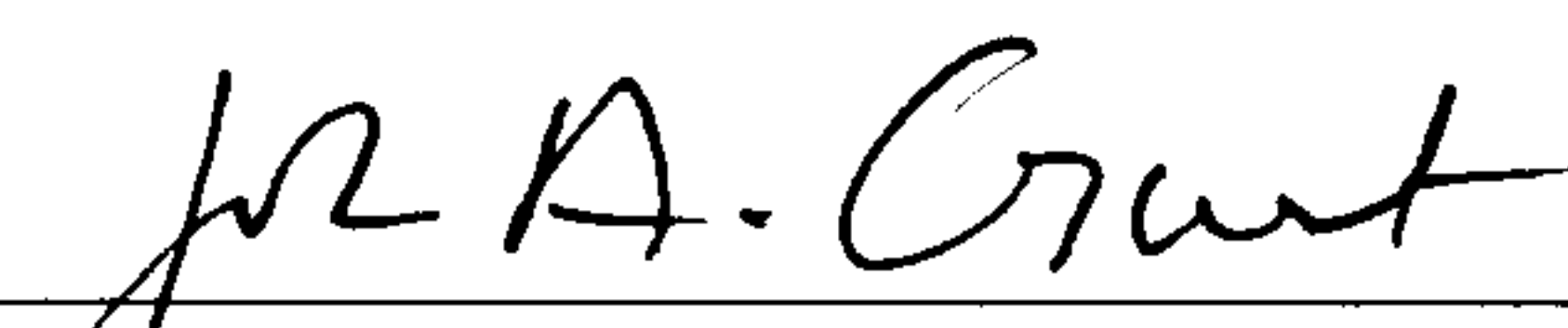


MJM CHELSEA II, LLC
BY MICHAEL D. HOPPER, MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MICHAEL D. HOPPER, as MEMBER of MJM CHELSEA II, LLC, whose name is signed to the foregoing conveyance on behalf of MJM CHELSEA II, LLC, and who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2013.




NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017



Property Address:
Lot 5 Chelsea Crossings
Chelsea, AL 35023

Grantee's Address:
421 Office Park Dr.
Birmingham, AL 35223

Grantor's Address:
3131 Indian Crest Drive
Indian Springs, AL 35124


20131230000495750 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
12/30/2013 12:52:07 PM 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 MJM Chelsea II, LLC
Mailing Address 3131 Indian Crest Dr.
Indian Springs, AL 35124

Grantee's Name Mark Peebles & Jared Flake
Mailing Address 421 Office Park Dr.
Birmingham, AL 35223

Property Address Lot 5, Chelsea Crossings
Chelsea, AL 35023
(Empty Lot)

Date of Sale 12/23/2013
Total Purchase Price \$ 10,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
Bill of Sale
Sales Contract
Closing Statement
Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

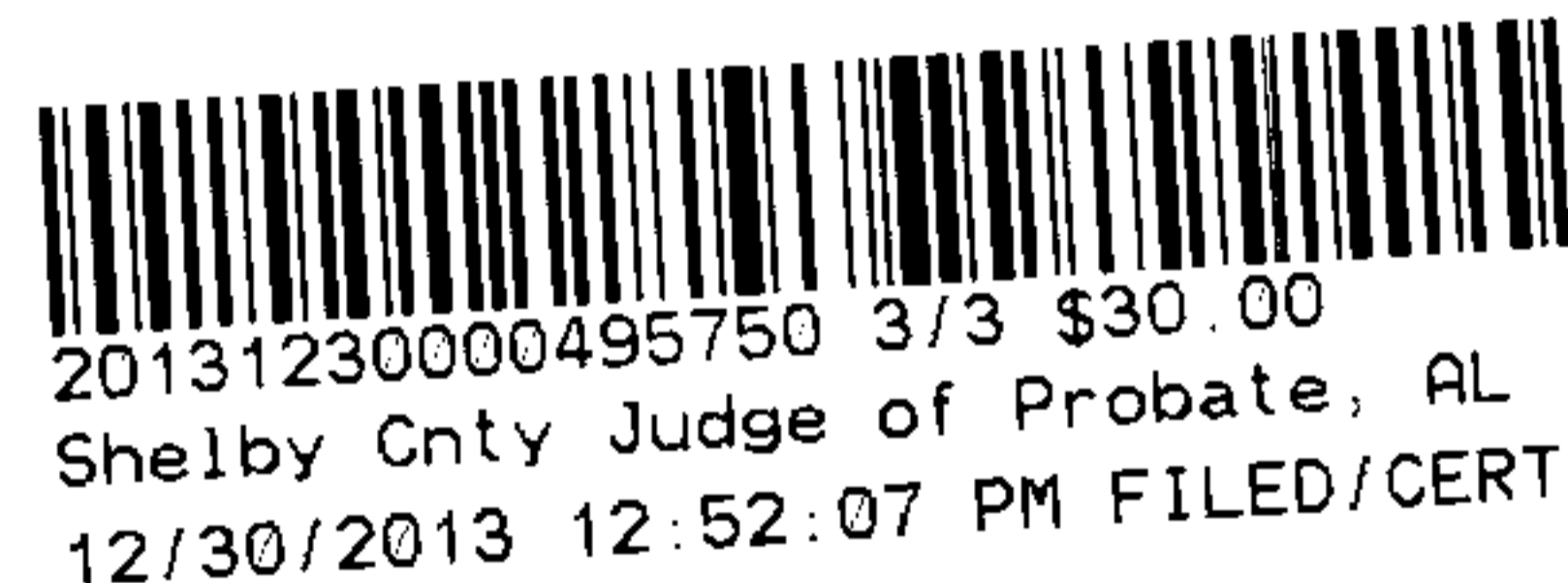
Instructions

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

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 12/23/2013

Print John A. Gant

Sign [Signature]
(Owner/Agent) circle one