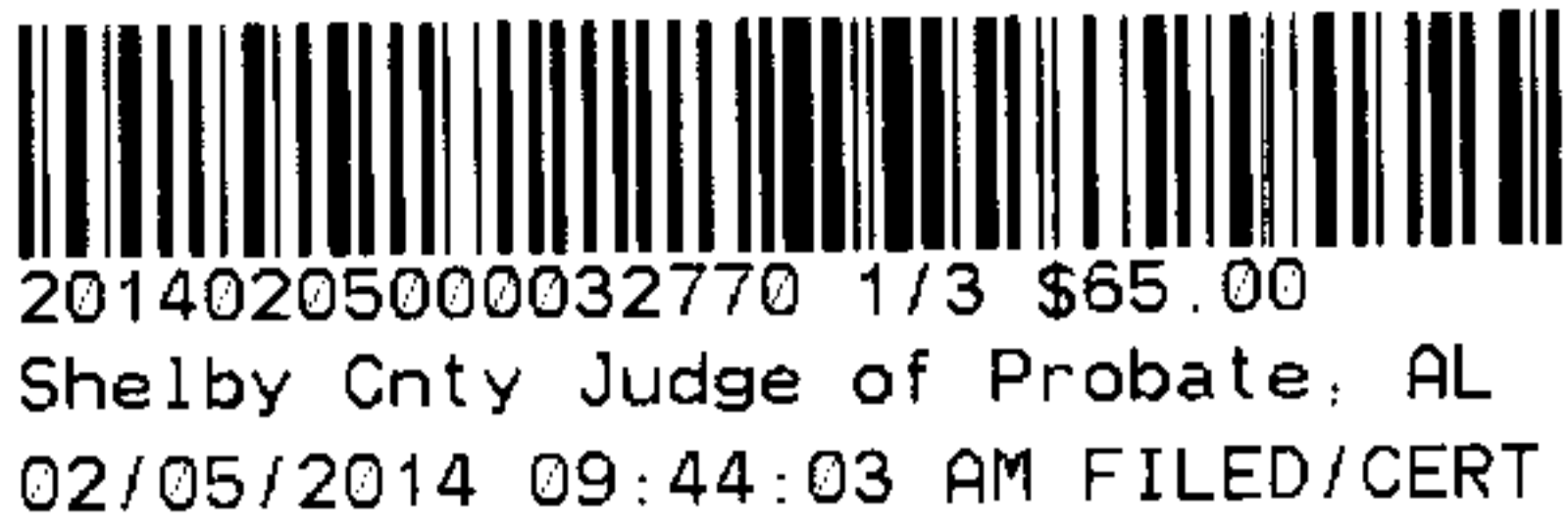


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: 14631 Investments, LLC
90 Bama Lane
Monton AL 35045

Corporation Form Warranty Deed



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00) to the undersigned grantor, MCNEILL & STORM PROPERTIES, INC. a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto 14631 Investments, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$180,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR by Steven T. Lebo its Treasurer, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of January, 2014.

MCNEILL & STORM PROPERTIES, INC.

By: [Signature]
AS: Treasurer

STATE OF ALABAMA

}

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Steven T. Lebo, whose name as Treasurer of MCNEILL & STORM PROPERTIES, INC., a corporation, 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 the conveyance, 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 17th day of January, 2014.

My Commission Expires: 10-4-2016

[Signature]
Notary Public

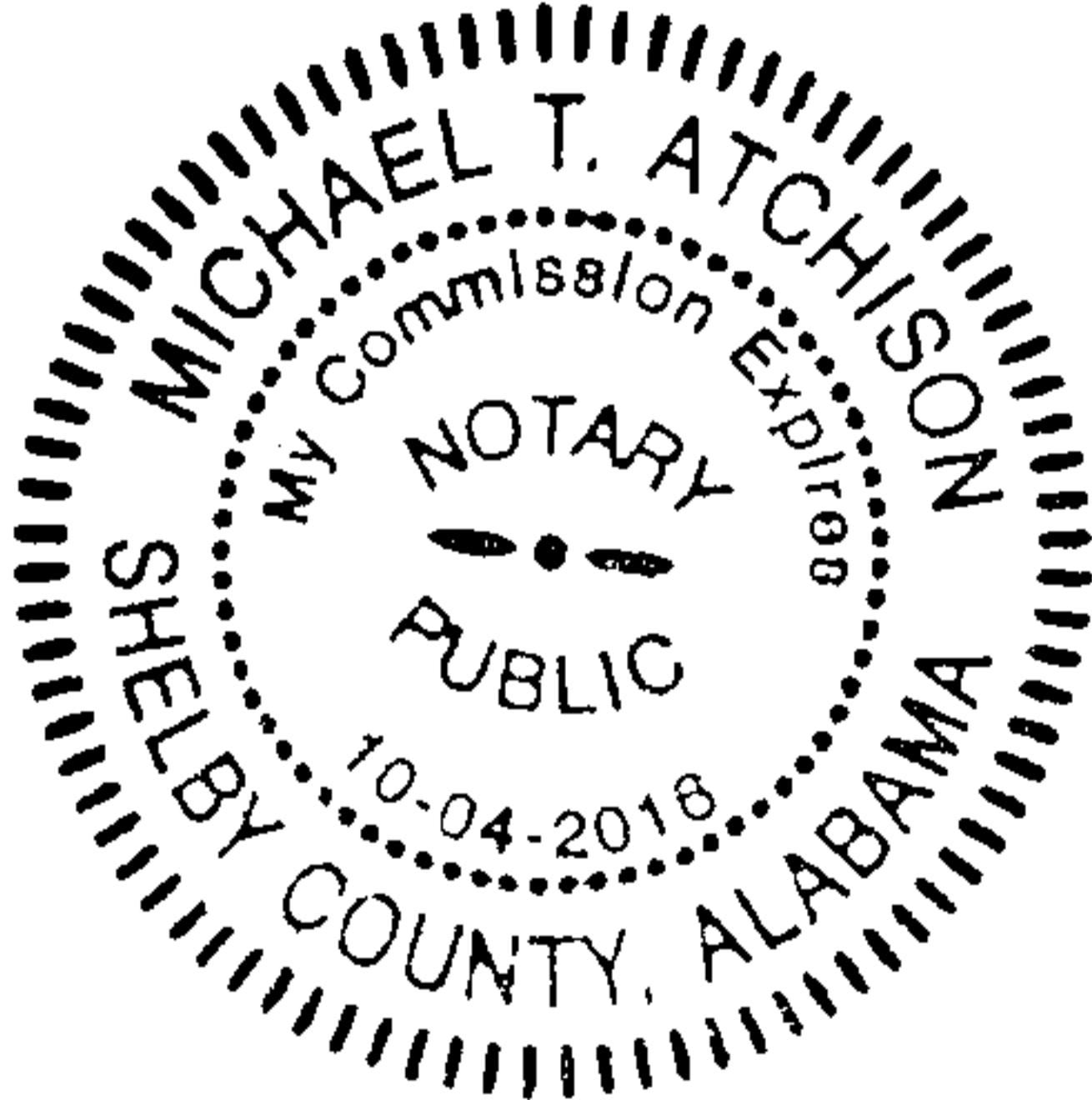



EXHIBIT A

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West; thence run East along the South line of said quarter-quarter section a distance a distance of 340.0 feet (survey); thence turn a deflection angle to the left of 92 degrees 00 minutes (survey) and leaving said South line run in a northerly direction a distance of 225.74 feet (survey); thence turn a deflection angle to the right of 8 degrees 20 minutes (survey) and continue on a northerly direction for a distance of 93.79 feet (survey – 93.88 feet) to the POINT OF BEGINNING); thence turn an interior angle to the right of 95 degrees 32 minutes 58 seconds and run in a westerly direction for a distance of 183.59 feet (survey-189.84 feet) to the East line of Lot 4 according to Valdawood as recorded in Map Book 8, Page 6, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an interior angle to the left of 88 degrees 51 minutes 02 seconds (survey – 87 degrees 24 minutes 00 seconds) and run in a northerly direction along said easterly line of Lots 4 and Lot 3 for a distance of 240.76 feet (survey – 241.99) to the southerly line of Lot 2 according to Valdawood; thence turn an interior angle to the left of 75 degrees 12 minutes 23 seconds (survey 76 degrees 17 minutes 40 seconds) and leaving said easterly line run in an easterly direction along said southerly line for a distance of 138.33 feet (survey – 138.48 feet); thence turn an interior angle to the left of 114 degrees 43 minutes 35 seconds (survey – 115 degrees 04 minutes) and run in a southerly direction along said southerly line for a distance of 88.49 feet (survey – 88.95 feet); thence turn an interior angle to the right of 95 degrees 09 minutes 45 seconds (survey – 92 degrees 20 minutes 35 seconds) and run an easterly direction along the South line of Lots 2 and 1 according to Valdawood for a distance of 267.27 feet (survey – 267.57) to the northwest right of way line of Valley Dale Road (also known as Shelby Co. Highway No 17, right of way width varies); thence turn an interior angle to the left of 71 degrees 44 minutes 40 seconds and run in a southwesterly direction along said right of way line for a distance of 52.66 feet (measured and survey); thence turn an interior angle to the left of 108 degrees 18 minutes 00 seconds and leaving said right of way line run in a westerly direction for a distance of 218.39 feet (measured and survey); thence turn an interior angle to the right of 96 degrees 25 minutes 40 seconds (measured and survey) and run in a southerly direction for a distance of 67.30 feet (survey – 67.28 feet) to the point of beginning.


20140205000032770 2/3 \$65.00
Shelby Cnty Judge of Probate: AL
02/05/2014 09:44:03 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 McNeil & Sporn Properties, Inc
Mailing Address 2367 Lakeside Dr, Suite A-1
Birmingham, AL 35244

Grantee's Name 14631 Investments, LLC
Mailing Address 90 Bama Lane
Clinton AL 35245

Property Address 2410 Valley Road
Dham 35244

Date of Sale 1-17-14
Total Purchase Price \$ 225,000.00
Or
Actual Value \$ _____
Or
Assessors 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 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 1-17-14

☐ Unattested _____
(verified by)

Print M. K. T. Atchison

Sign M. K. T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



20140205000032770 3/3 \$65.00
Shelby Cnty Judge of Probate, AL
02/05/2014 09:44:03 AM FILED/CERT