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Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

20140228000174860 1/21  
Bk: LR201411 Pg:10806  
Jefferson County, Alabama  
I certify this instrument filed on:  
02/28/2014 01:47:53 PM D  
Judge of Probate- Alan L. King

This instrument was prepared by:

Kane Russell Coleman & Logan, P.C.  
3700 Thanksgiving Tower  
1601 Elm Street  
Dallas, TX 75201

Send Tax Notice To:

Stearns Alabama, LLC  
1546 Averill Park Drive  
San Pedro, CA 90732

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to JAMES J. STEARNS, ALSO KNOWN AS JAMES JOHN STEARNS AND JACK STEARNS, AND EDNA H. STEARNS, ALSO KNOWN AS EDNA STEARNS, AS CO-TRUSTEES OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated, having an undivided eighty percent (80%) ownership interest, JAMES J. STEARNS, ALSO KNOWN AS JACK STEARNS AND EDNA STEARNS, EACH A TRUSTEE OF EACH OF THE FOLLOWING RESPECTIVE TRUSTS PURSUANT TO (i) THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (ii) THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (iii) THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest and (iv) THAT CERTAIN DECLARATION OF THE GUY DAVID STEARNS FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (collectively, "**Grantor**" or the "**Trusts**"), having an address of 1546 Averill Park Drive, San Pedro, California 90732, the receipt of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys unto **STEARNS ALABAMA, LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 1546 Averill Park Drive, San Pedro, California 90732. The Trusts are conveying each of their respective ownership interests together totaling a one hundred percent (100%) ownership interest being transferred to Grantee, in the following described real and other property listed in clauses A through E below situated in the City of Hoover, Shelby County, Alabama:

A. Land. The fee simple estate interest in the land described in Exhibit "A", attached hereto and made a part hereof (the "**Land**"); together with

B. Improvements. All buildings, fixtures, structures and improvements located on the Land, if any, together with any and all facilities, amenities and other improvements located thereon, if any (collectively, the "**Improvements**"); together with

C. Easements. All easements, rights-of-way, rights of ingress and egress and other licenses benefiting all or any portion of the Land or Improvements, if any (collectively, the "Easements"); together with

D. Rights and Appurtenances: (i) All air rights, riparian rights, or other interests in or to any land, highway, street, road, avenue, strips and/or gores open or proposed, in, on, across, abutting or adjoining the Land, and (ii) all other rights, benefits, privileges, tenements, hereditaments, and appurtenances, if any, thereon or in any way appertaining to the Land, the Improvements and/or the Easements (collectively, the "Rights and Appurtenances"); together with;

E. Development Rights. Any and all licenses, permits, other governmental approvals, and all utility and development rights relating to any or all of the Land, Improvements, Easements, and Rights and Appurtenances (collectively, the "Development Rights"; and the Land, Improvements, Easements, Rights and Appurtenances and Development Rights are collectively referred to herein as the "Property").

The Real Estate Sales Validation Information is described in Exhibit "A".


**SUBJECT, HOWEVER, to:**

Taxes for 2014 and subsequent years, not yet delinquent, and any liens, encumbrances, documents or matters filed of record in the real property records where the Property is located, and any matters which would be shown on a current survey or the Property, and any recorded or unrecorded leases relating to the Property.

**TO HAVE AND TO HOLD** the Property unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee, its successors and assigns, against every person or entity lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, but subject to the exceptions set forth herein; but with full substitution and subrogation of Grantee, its successors and assigns, in and to all covenants of warranty by others heretofore given or made with respect to the rights, titles and interests herein conveyed, or any part thereof.

**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be executed as of the 24th day of February, 2014.

[SIGNATURES ON FOLLOWING PAGES]

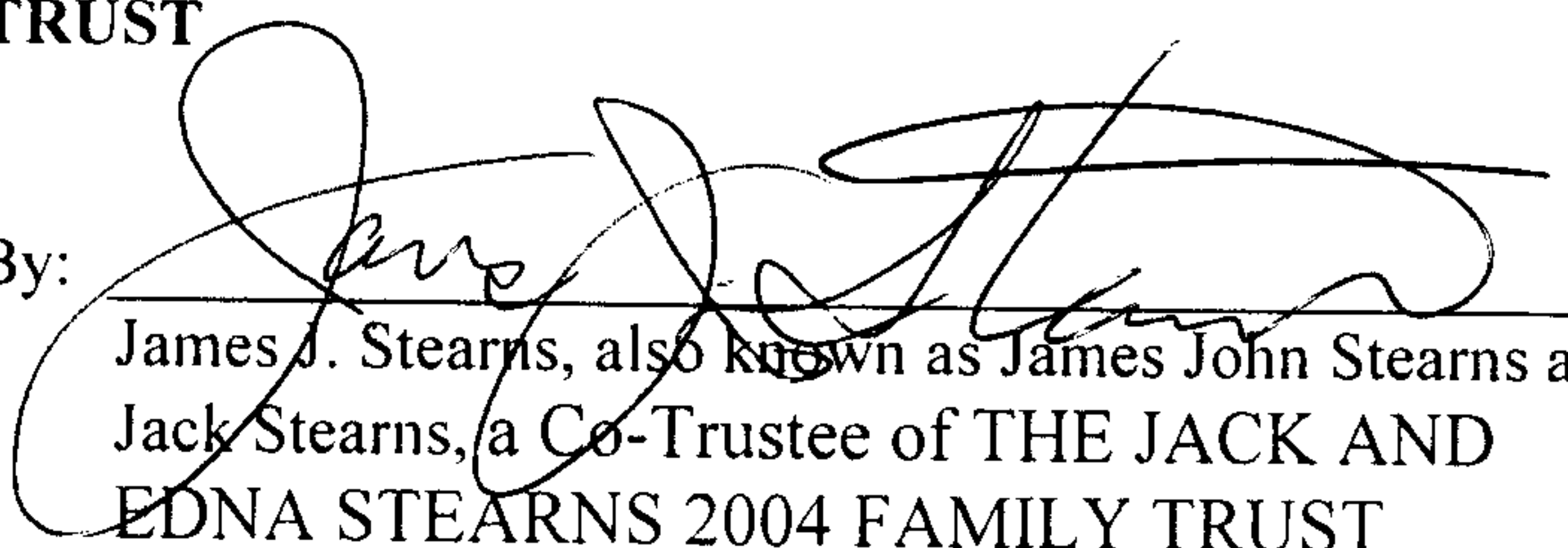
  
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Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT



GRANTOR:


THE JACK AND EDNA STEARNS 2004 FAMILY TRUST

By:

  
James J. Stearns, also known as James John Stearns and Jack Stearns, a Co-Trustee of THE JACK AND EDNA STEARNS 2004 FAMILY TRUST

PURSUANT TO THAT CERTAIN  
DECLARATION OF THE JACK AND EDNA  
STEARNS 2004 FAMILY TRUST EXECUTED  
ON AUGUST 11, 2004, as same may have been  
amended or restated

By:



Edna H. Stearns, also known as Edna Stearns, a Co-Trustee of THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated

STATE OF CALIFORNIA )

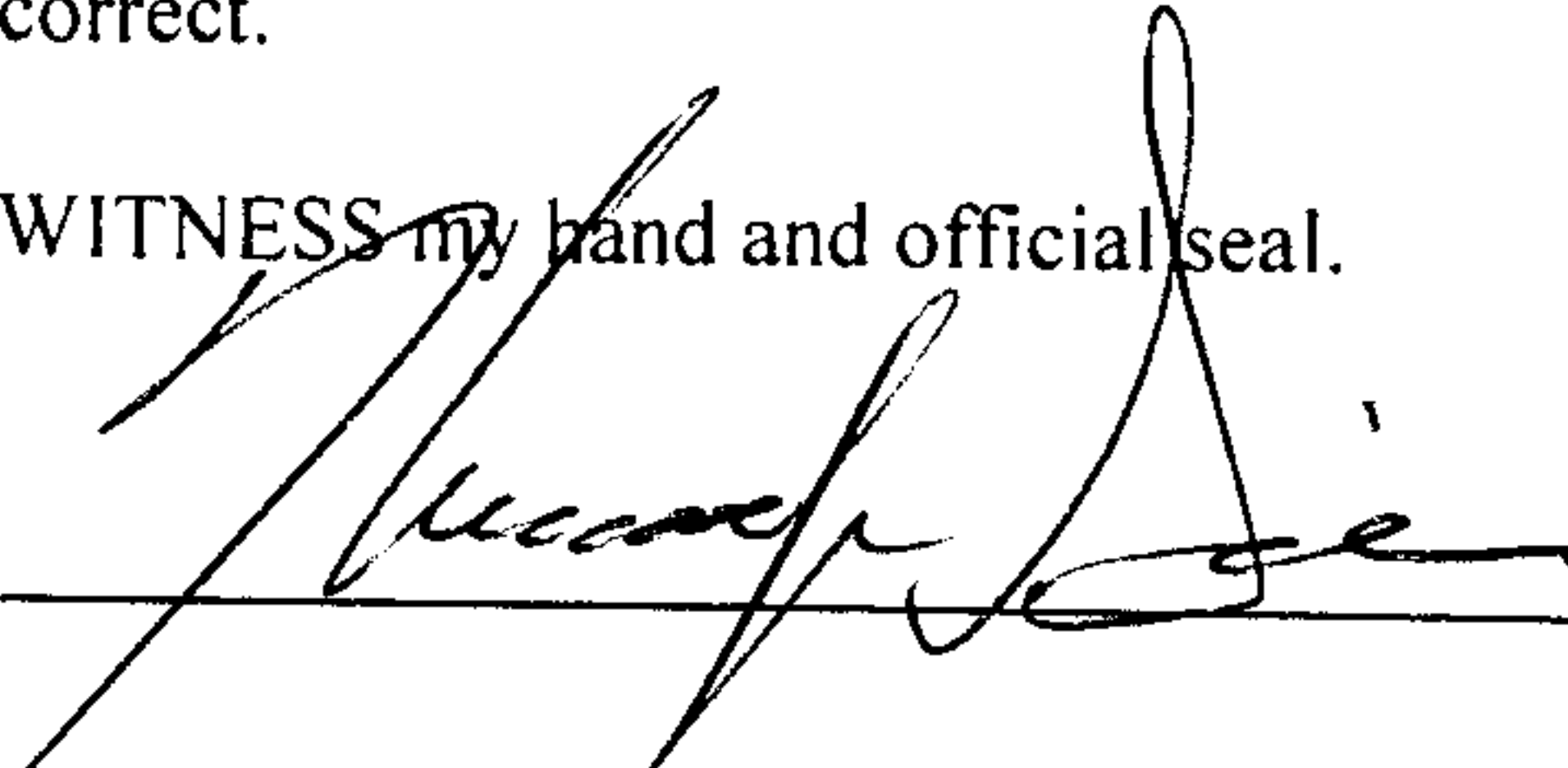
COUNTY OF Los Angeles )

ss.

On February 24th, 2014, before me HOWARD SIMON, Notary Public personally appeared JAMES J. STEARNS, ALSO KNOWN AS JAMES JOHN STEARNS AND JACK STEARNS, A CO-TRUSTEE OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, AS MAY HAVE BEEN AMENDED OR RESTATED, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



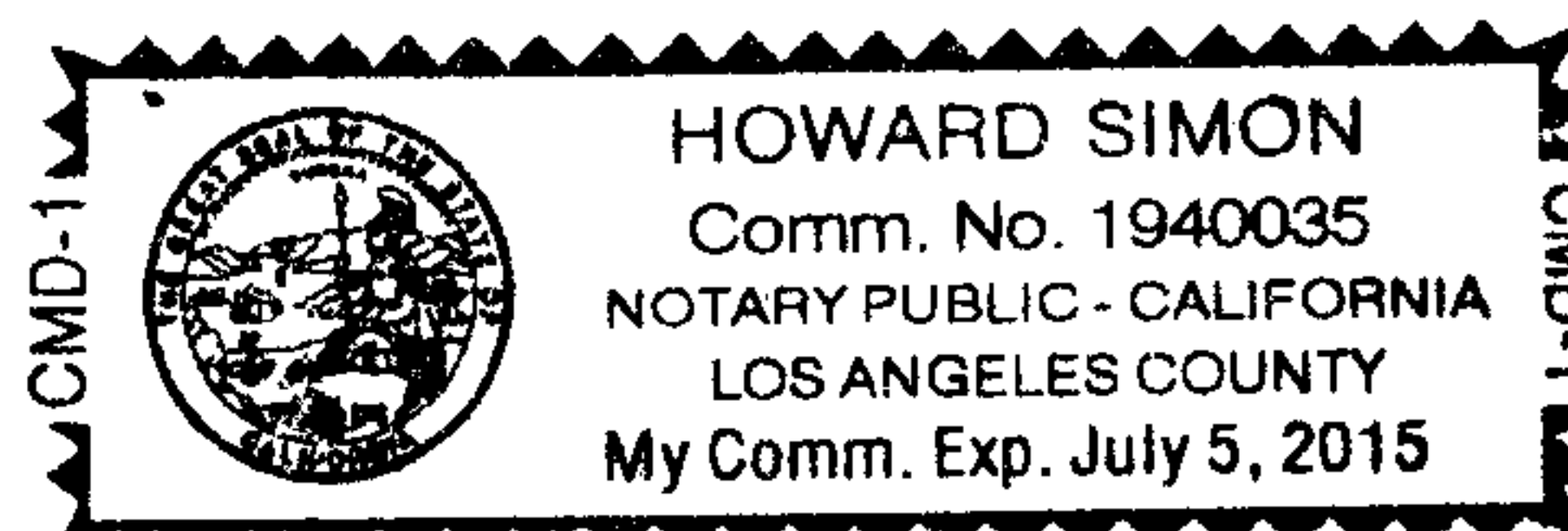


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STATE OF CALIFORNIA )

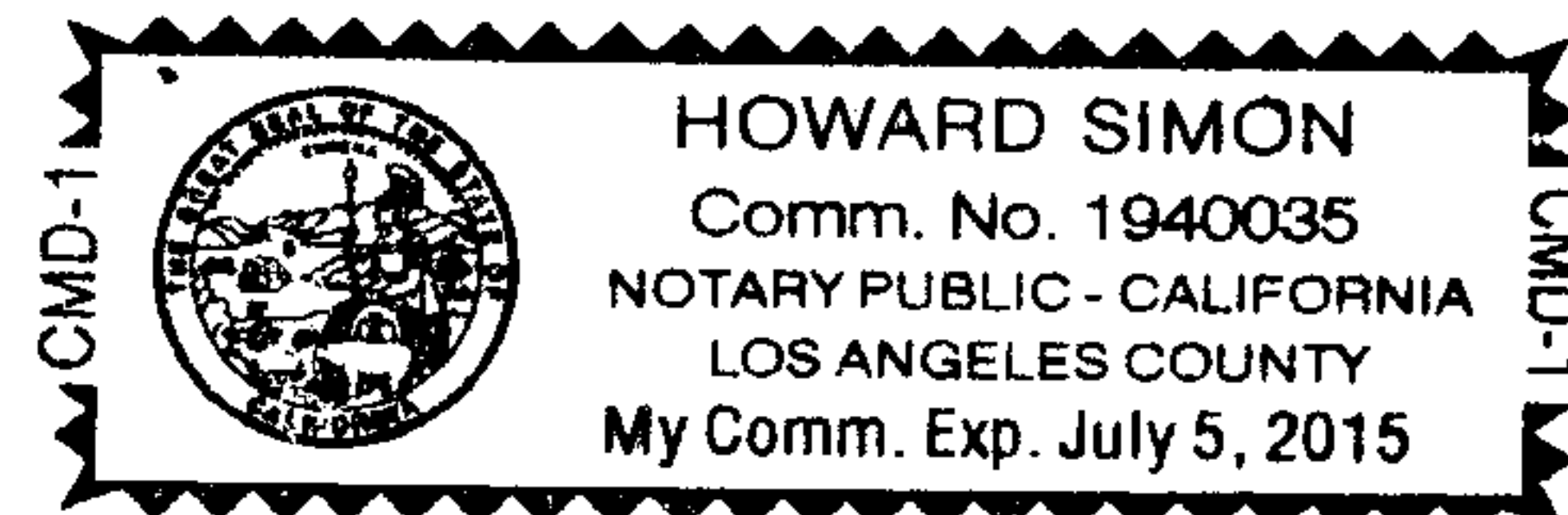
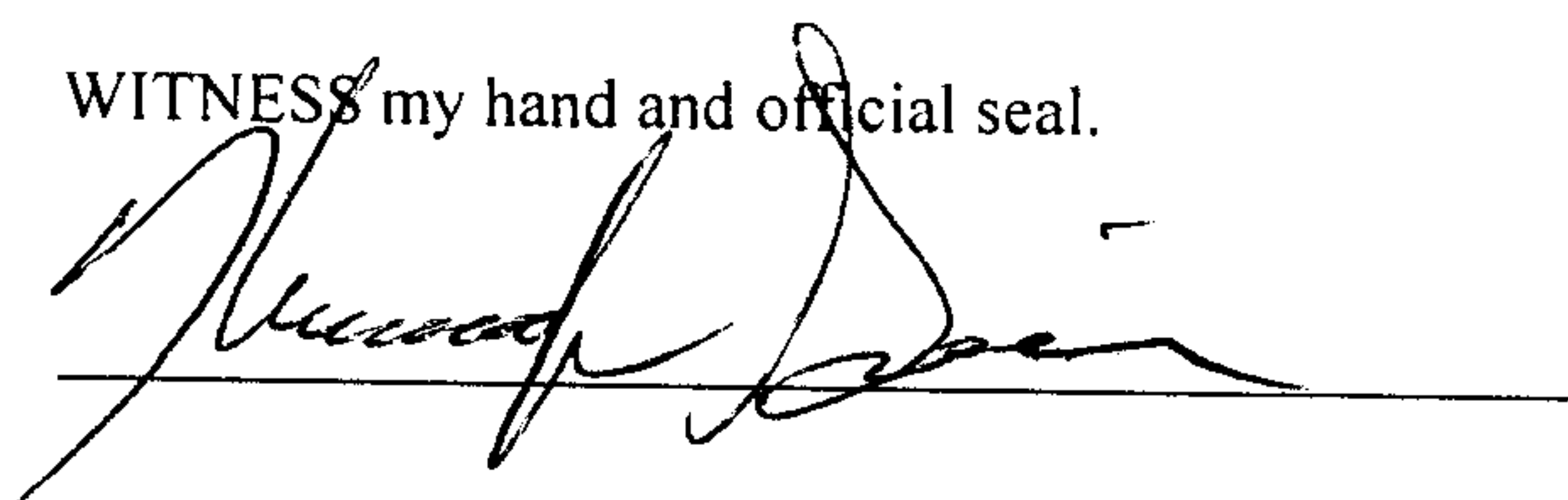


COUNTY OF Los Angeles ) ss.

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WITNESS my hand and official seal.



[Imprint seal]

**THE PAMELA BETH STEARNS-HEISLER FAMILY  
IRREVOCABLE DYNASTY TRUST**

By: 

James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

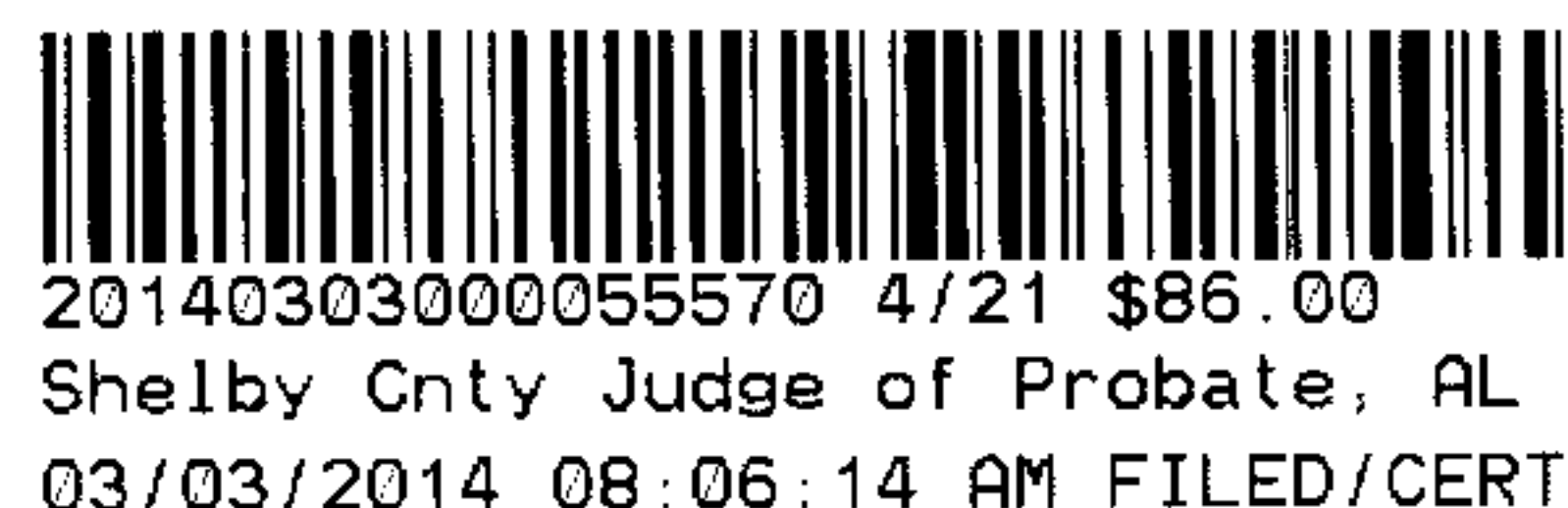
By: 

EDNA STEARNS a Co-Trustee of THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

[Signatures continue on following page.]

STATE OF CALIFORNIA )

) ss.



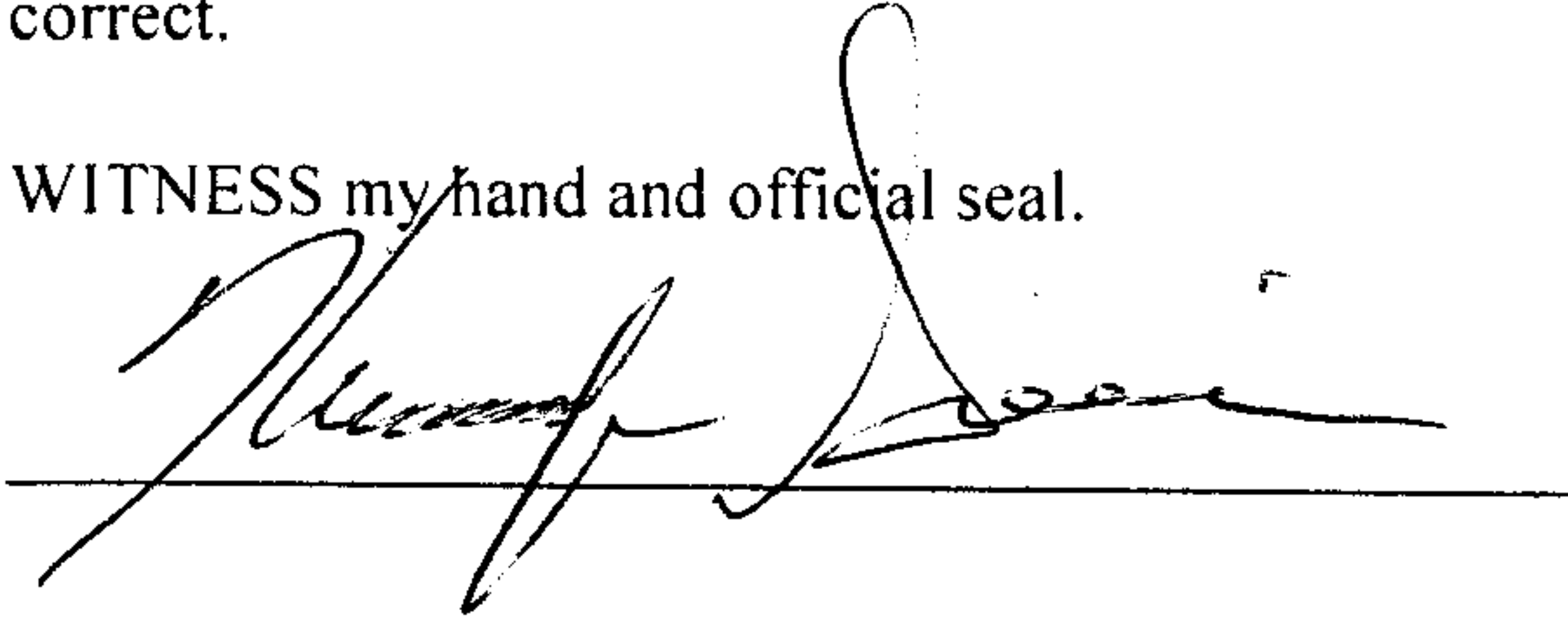


COUNTY OF Los Angeles

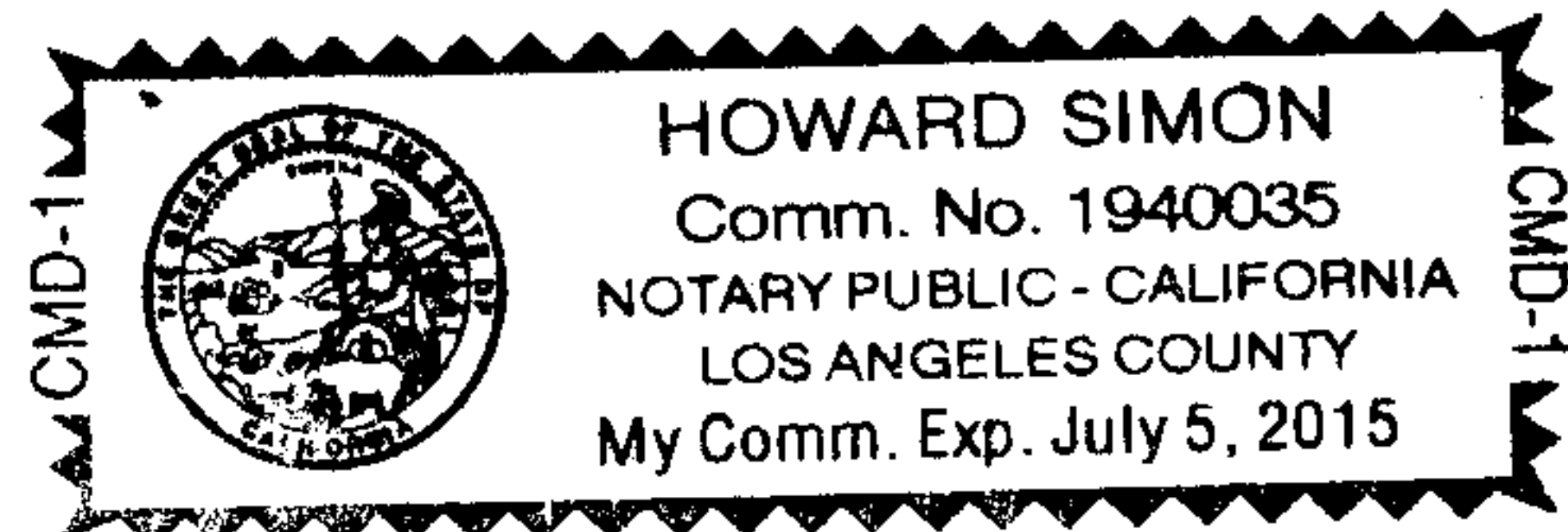
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WITNESS my hand and official seal.



[Imprint seal]

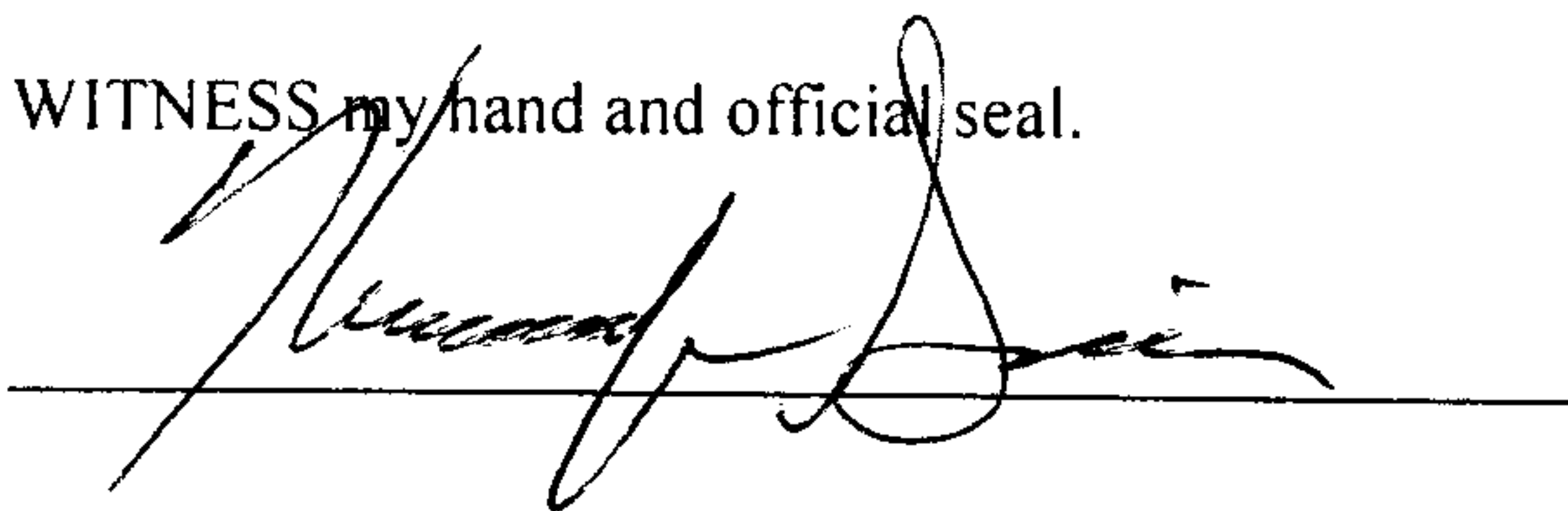


STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

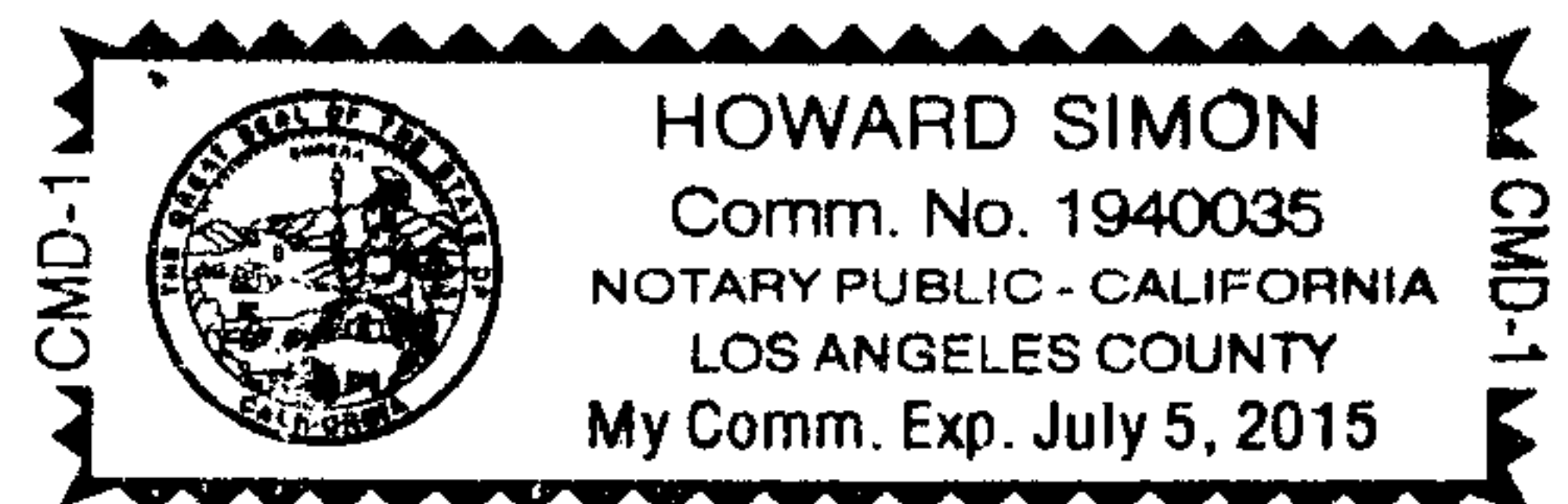
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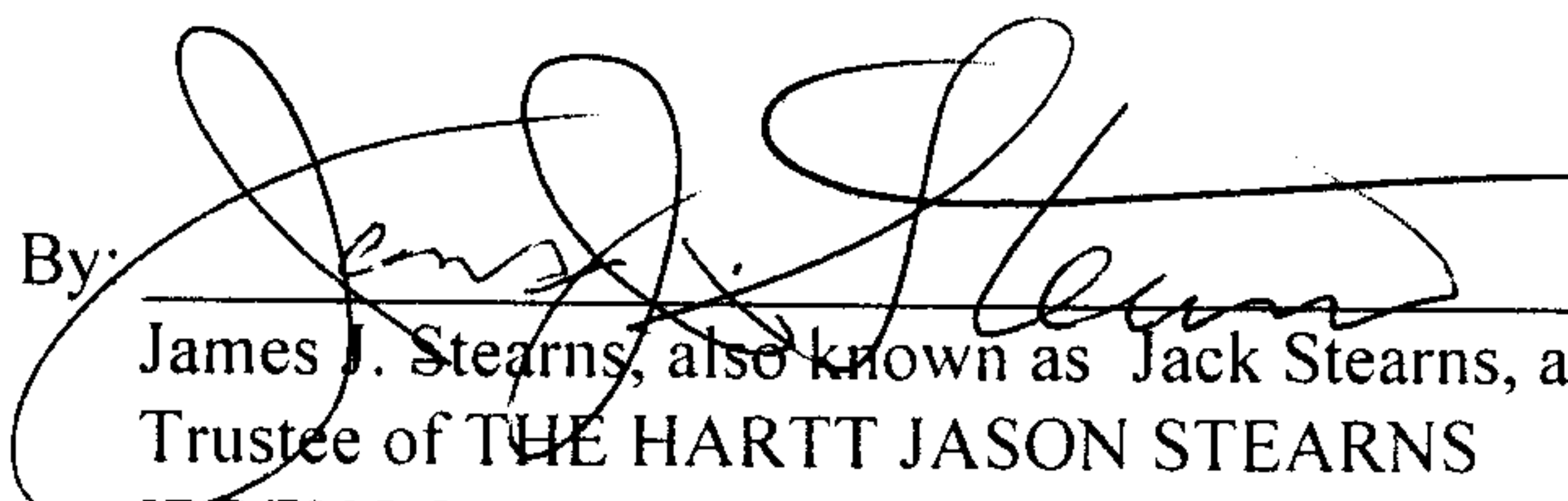
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THE HARTT JASON STEARNS IRREVOCABLE TRUST

By:   
James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE HARTT JASON STEARNS IRREVOCABLE TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

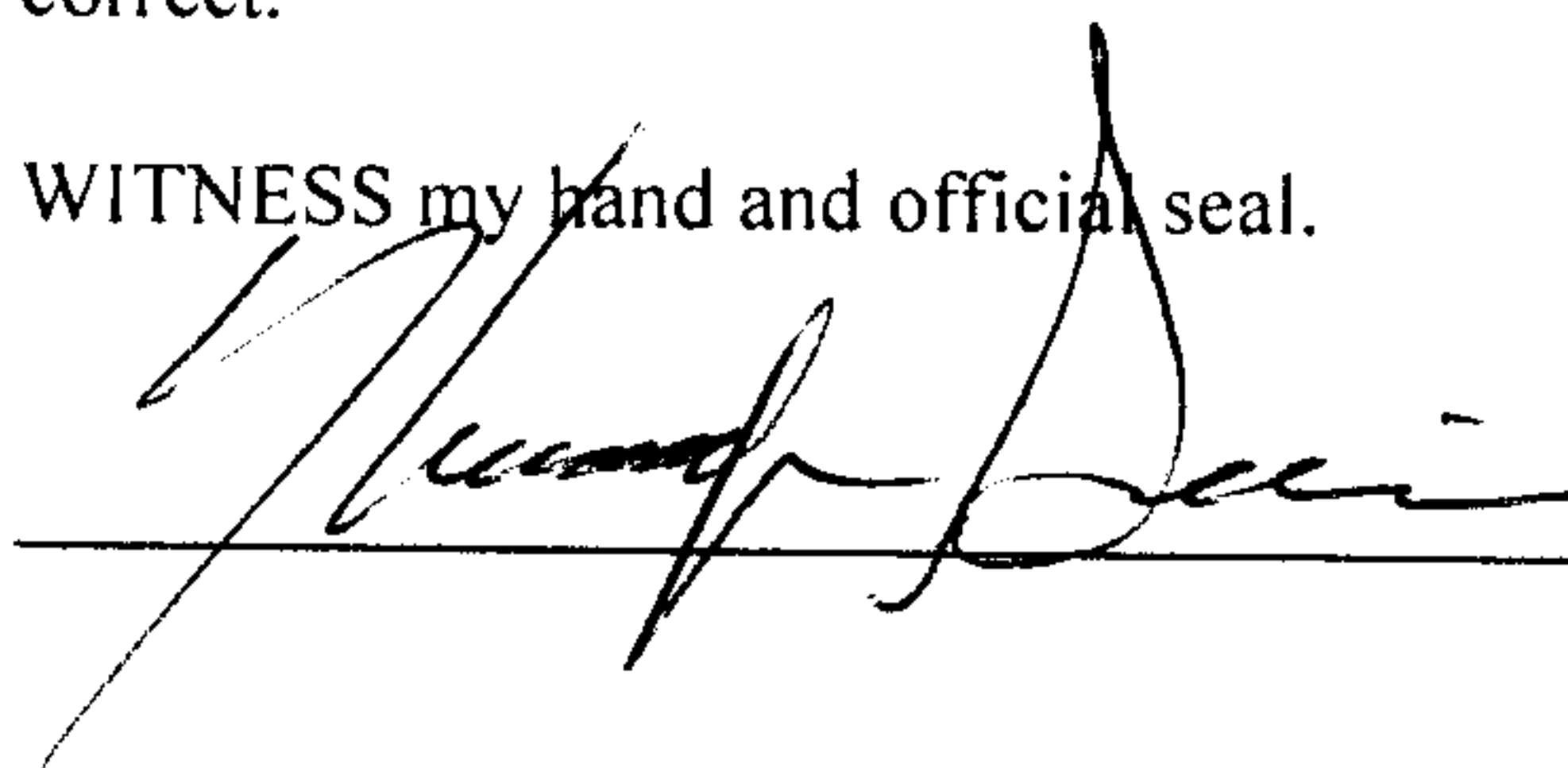
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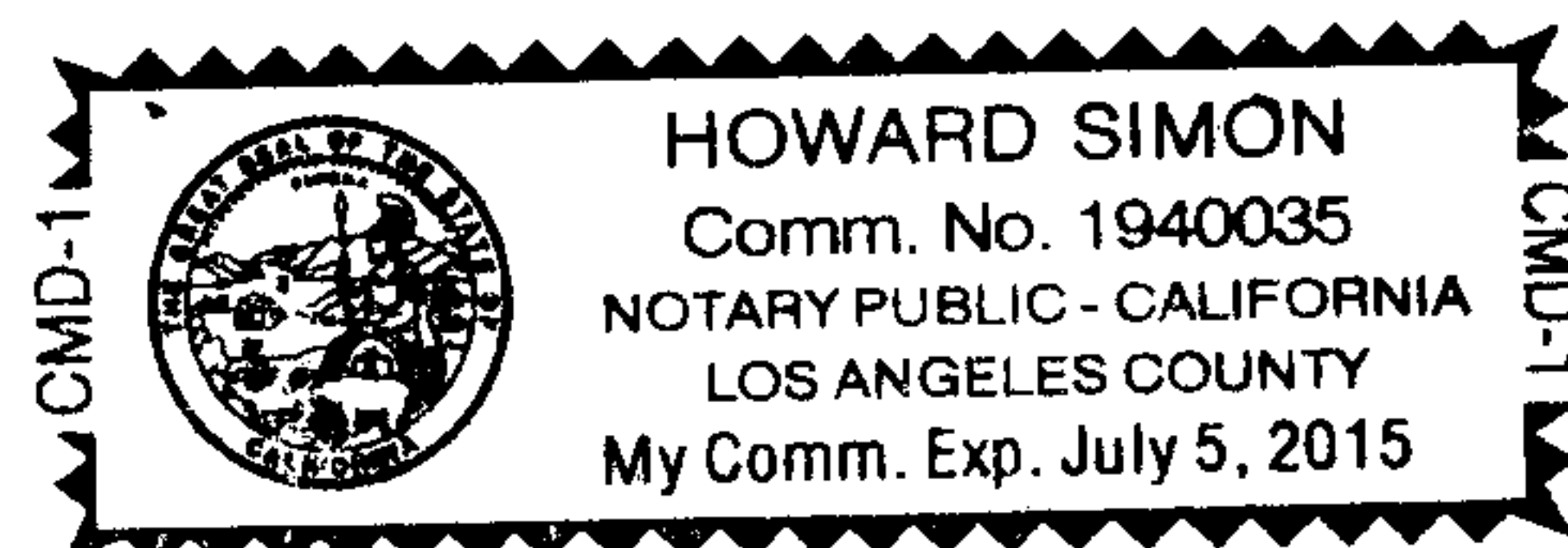
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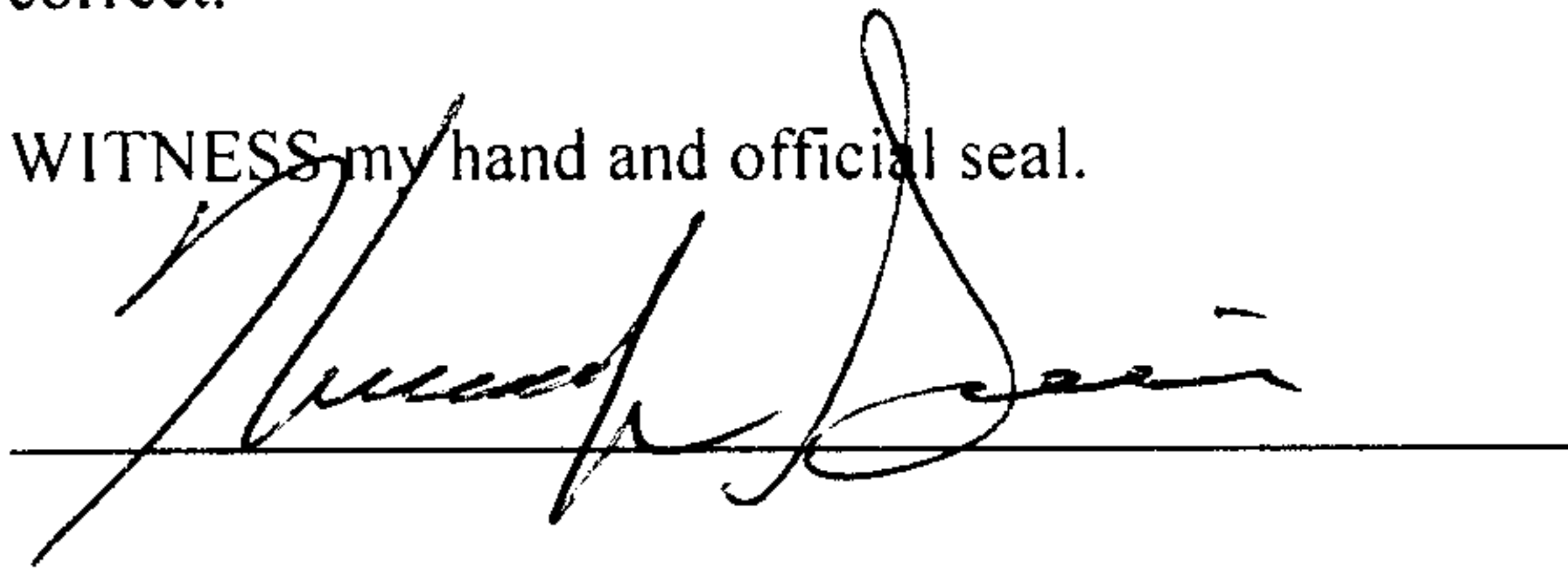


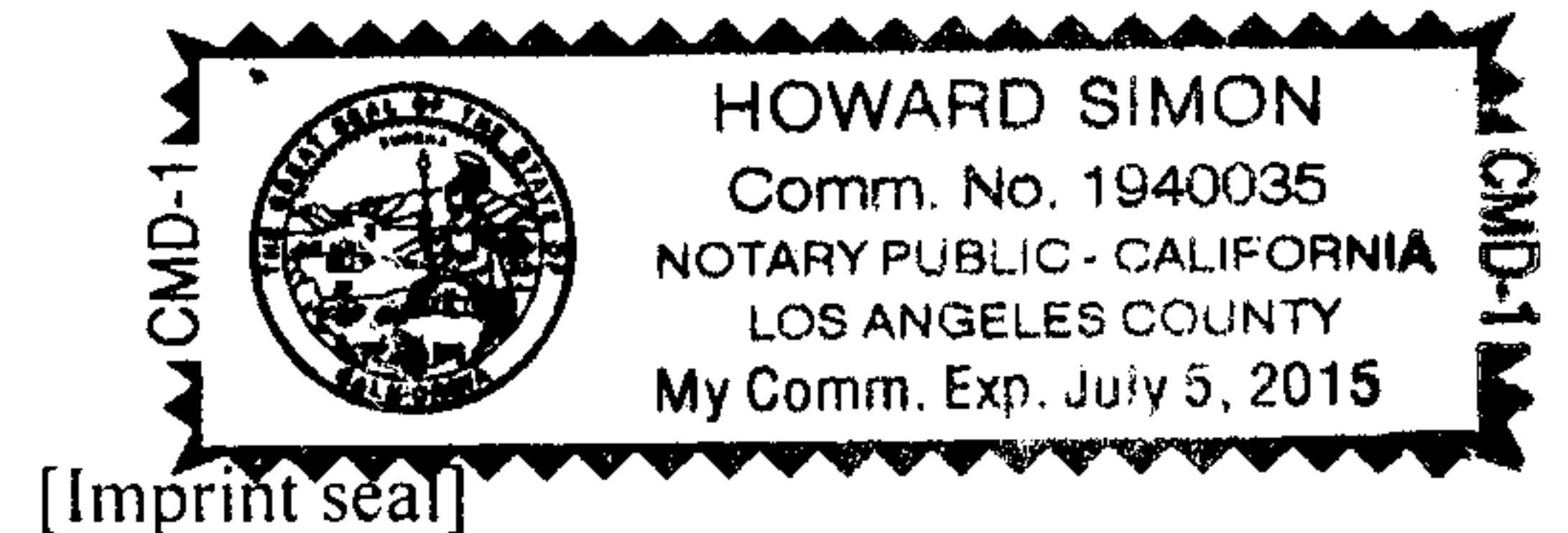
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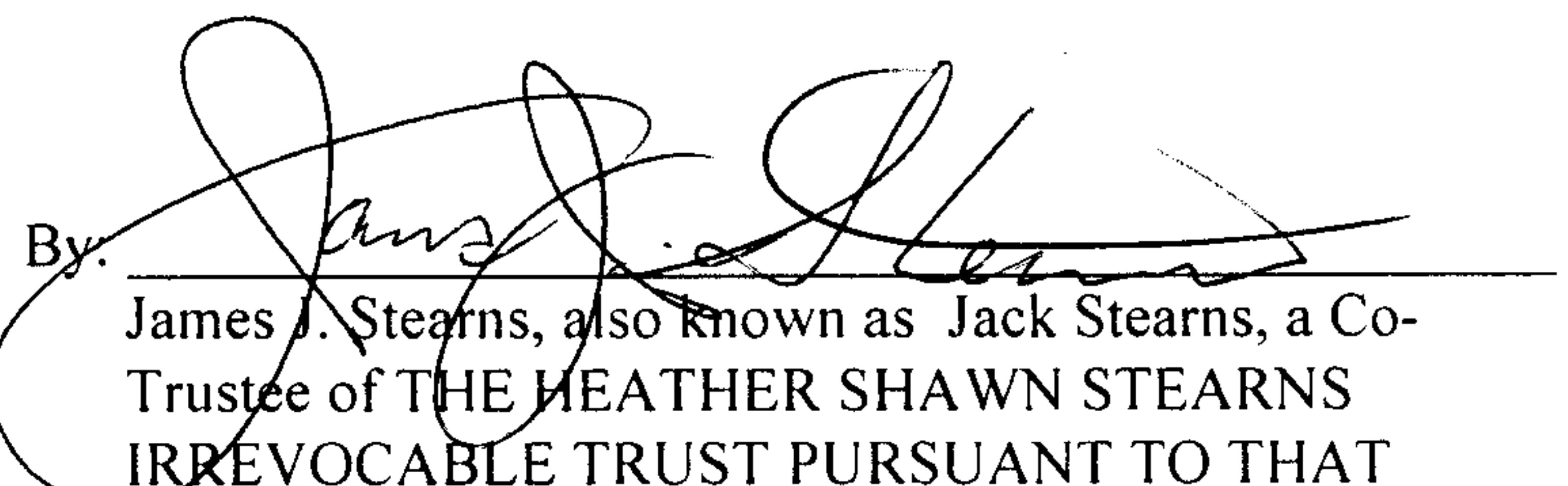
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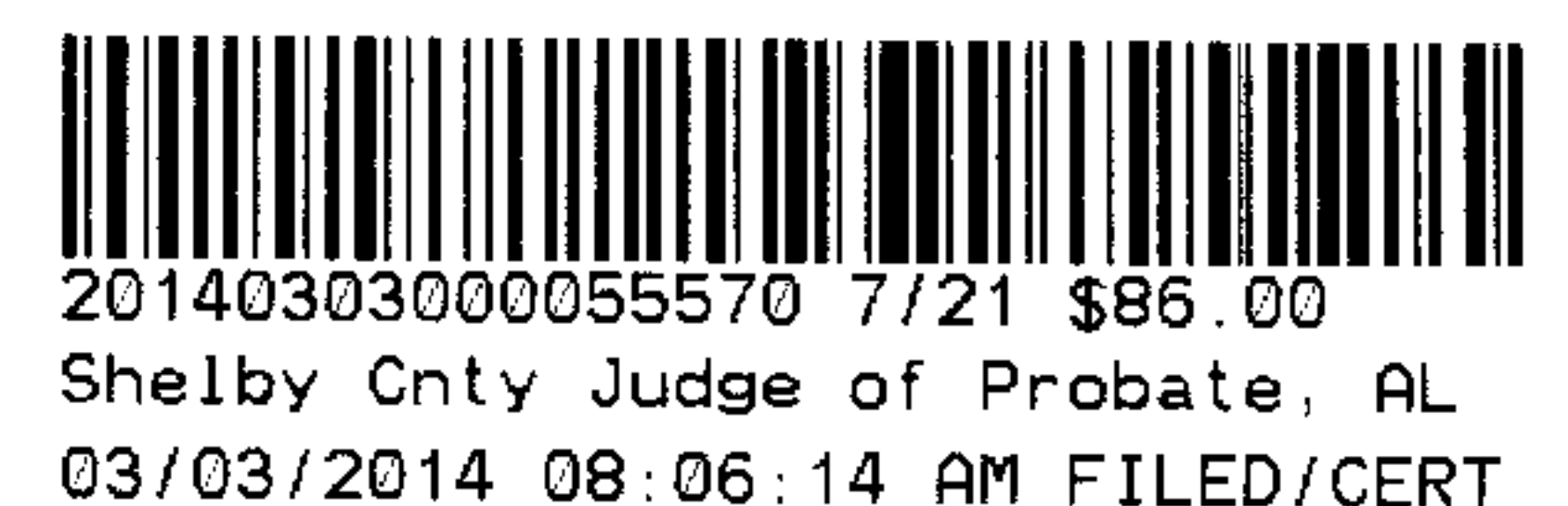


**HEATHER SHAWN STEARNS IRREVOCABLE TRUST**

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James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated

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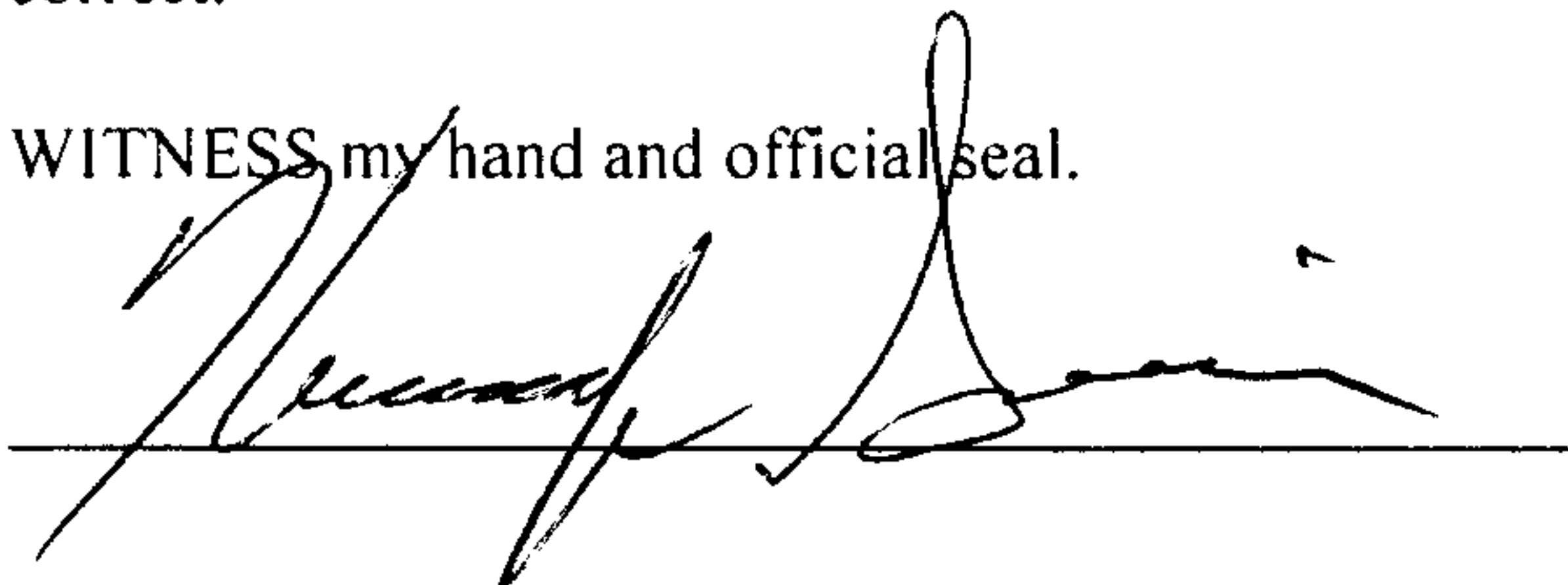


STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) ss.

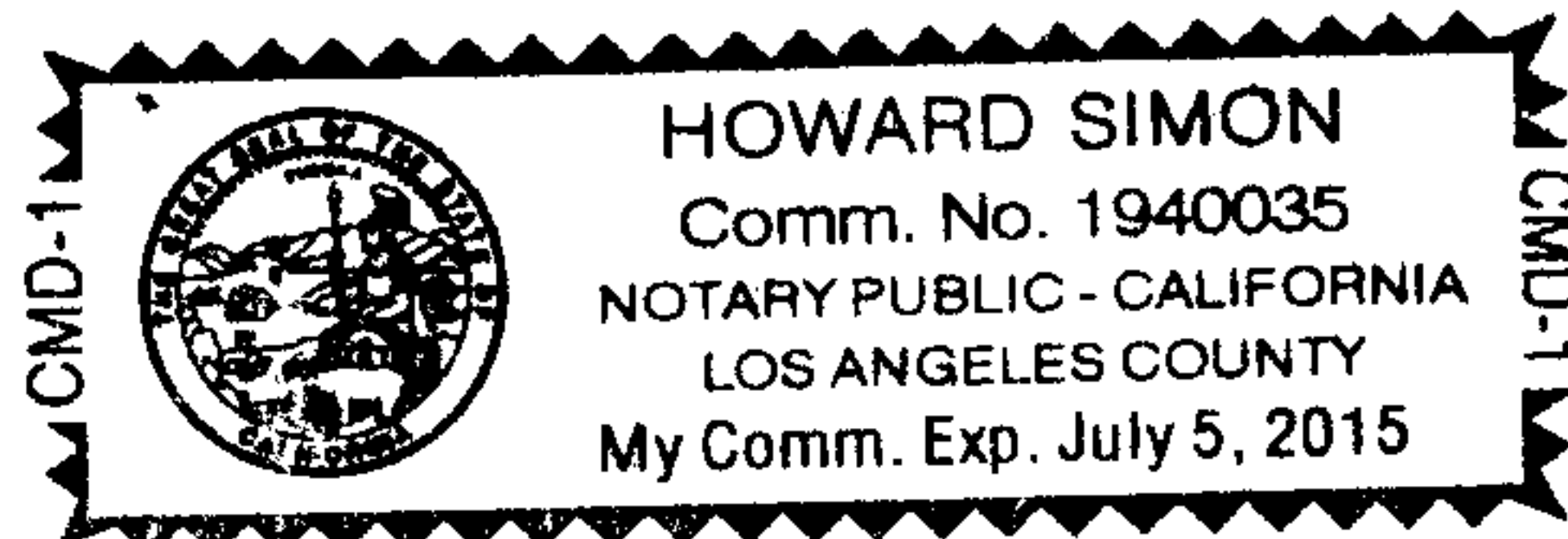
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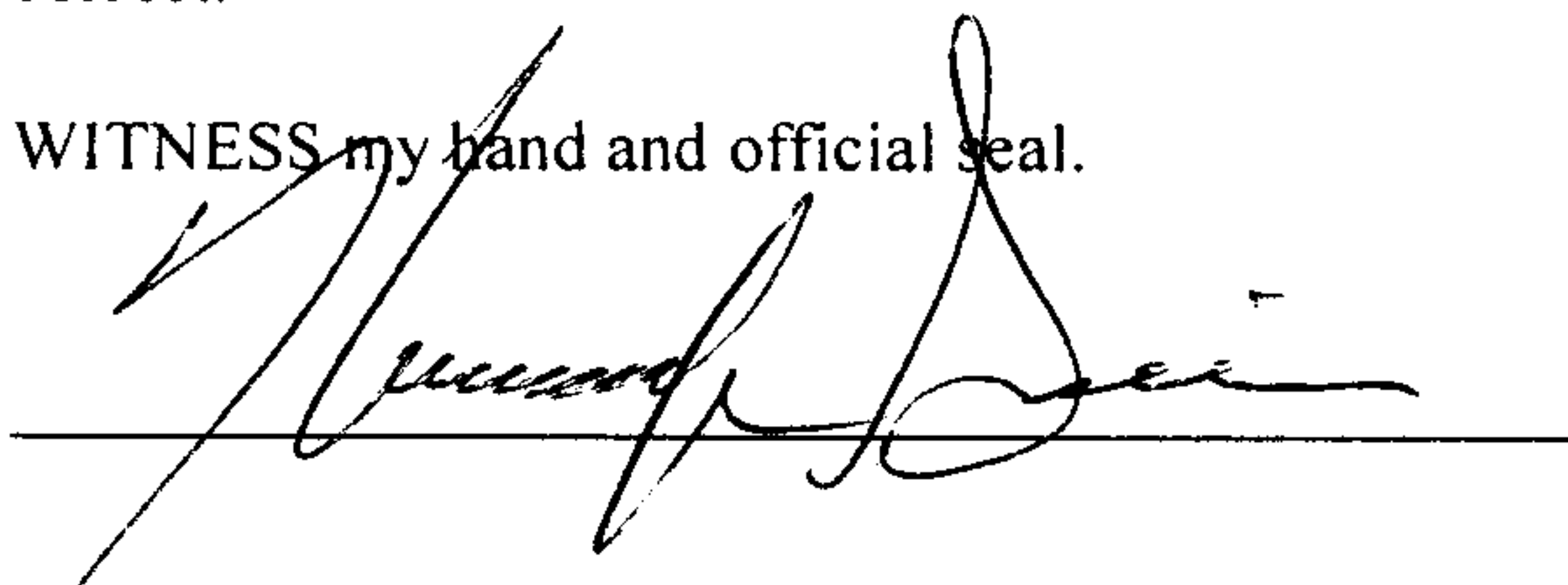


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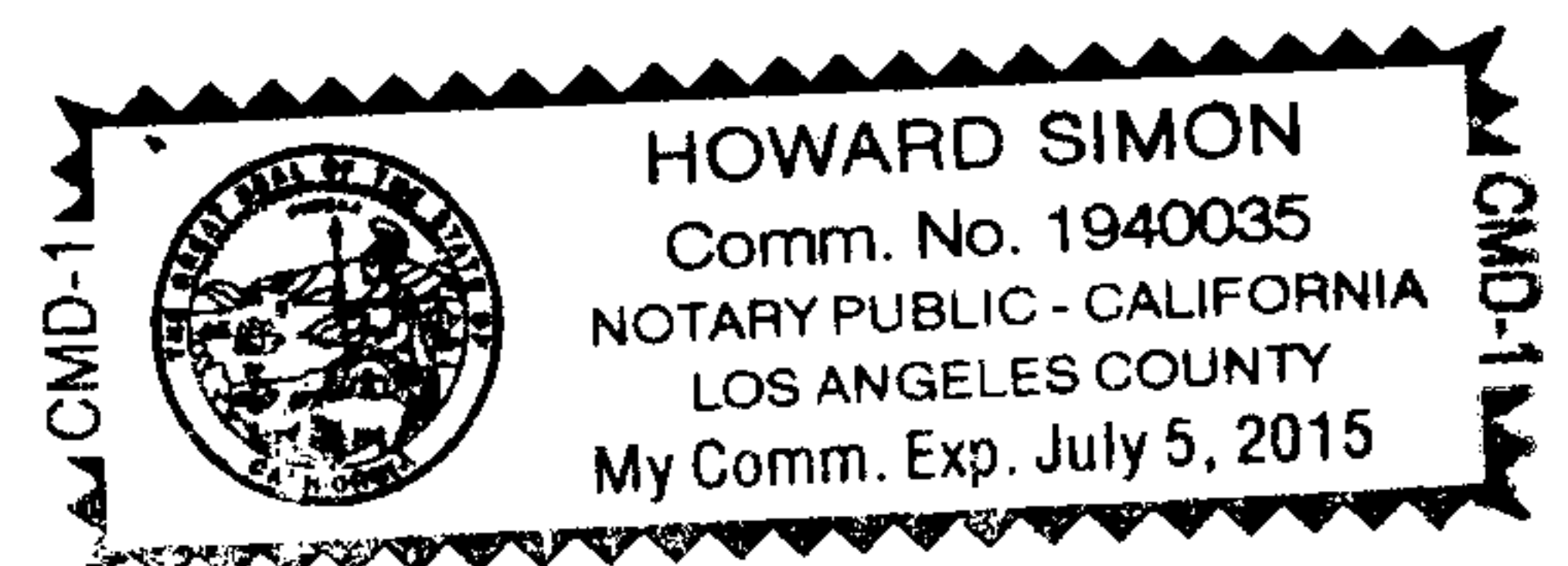
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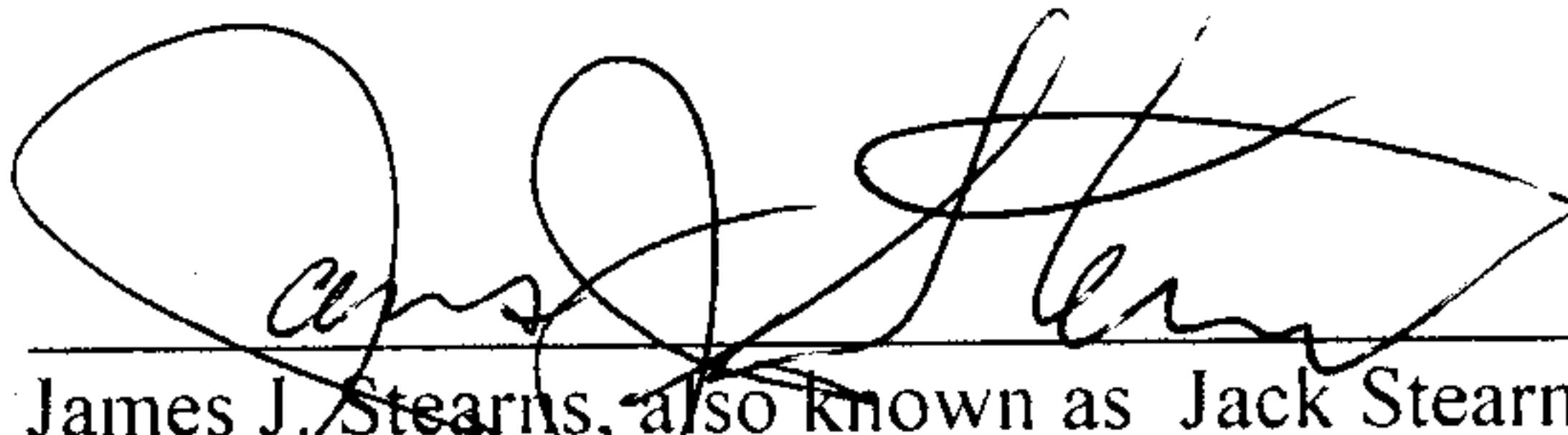



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THE GUY DAVID STEARNS FAMILY  
IRREVOCABLE DYNASTY TRUST

By:   
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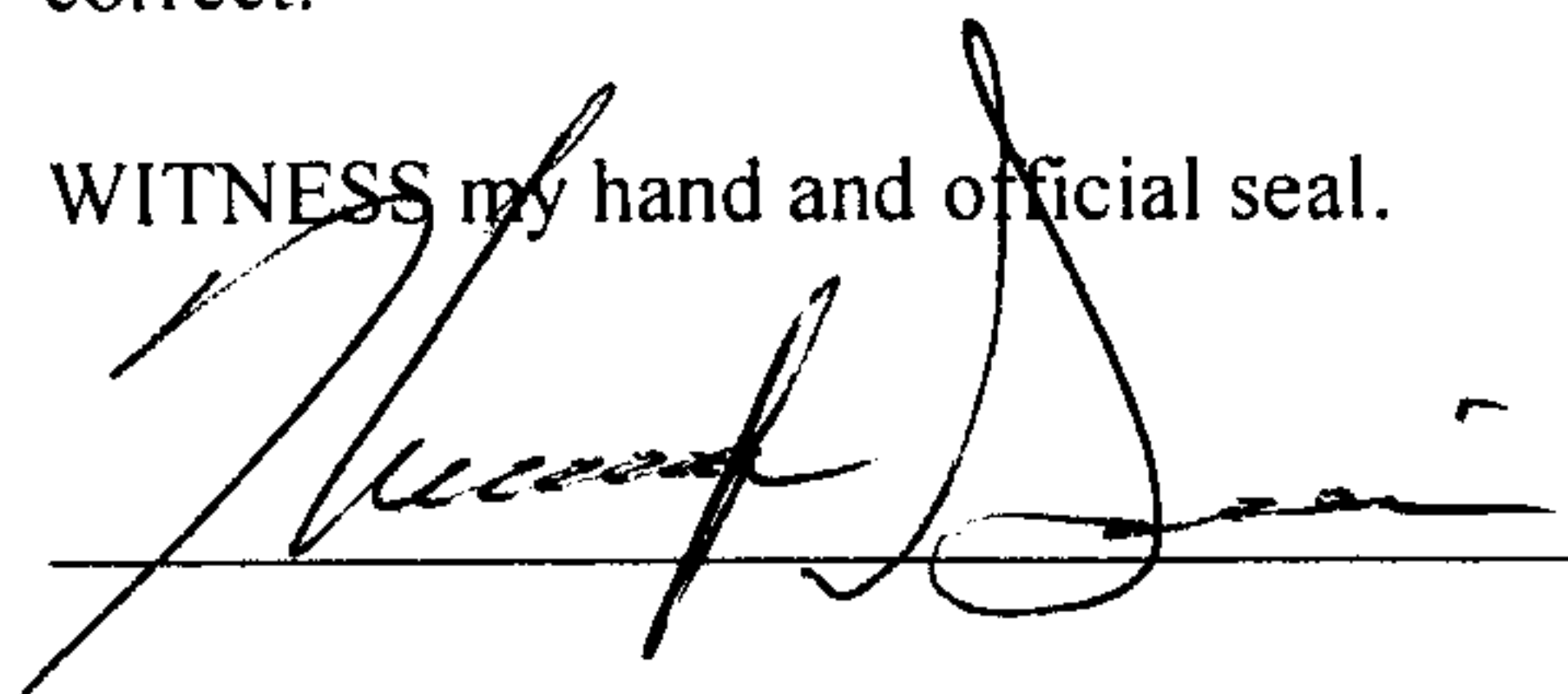
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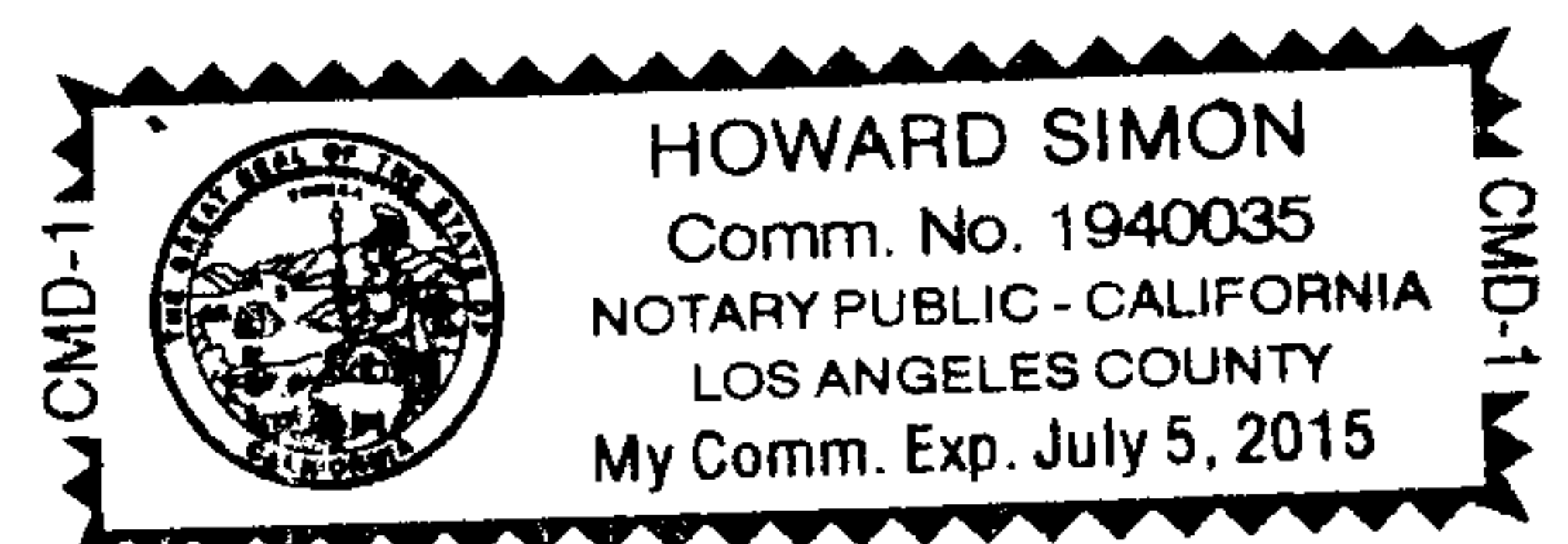
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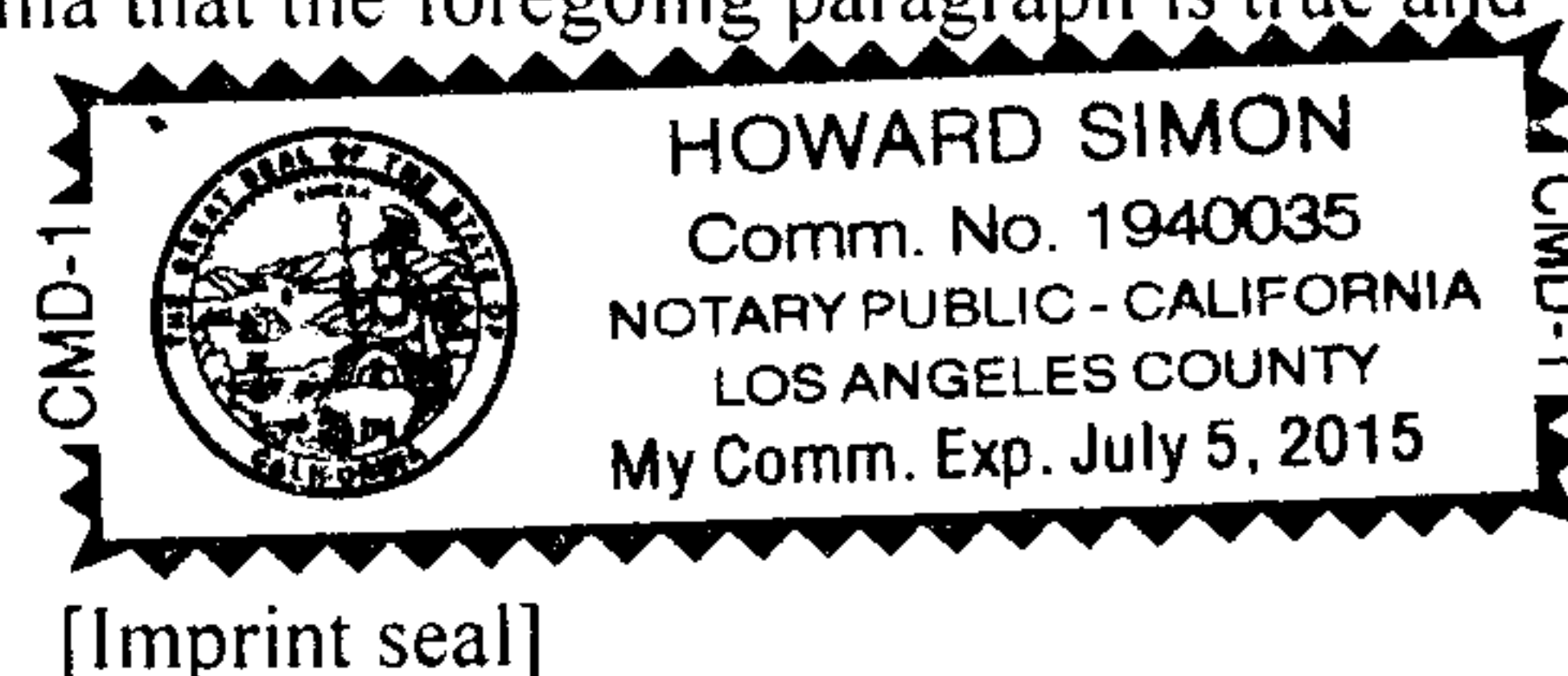
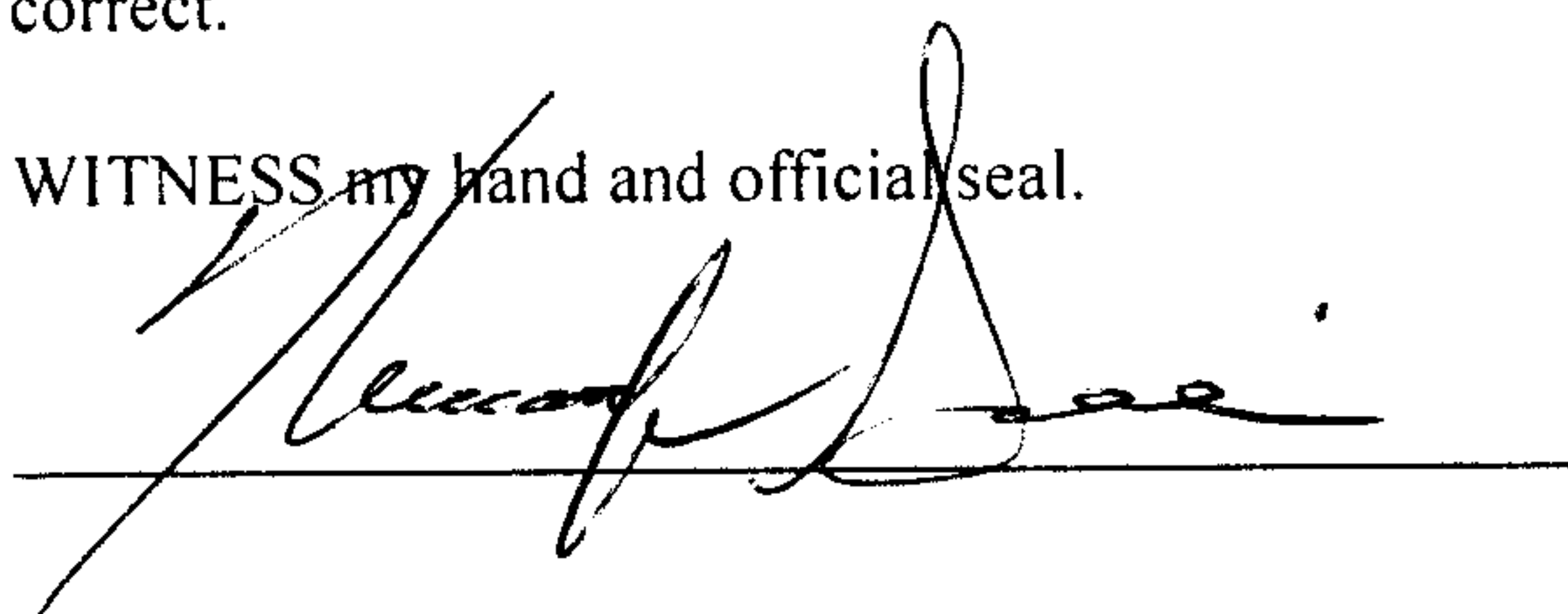
2758867 v4 (45740.00001.000)

COUNTY OF Los Angeles )

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**EXHIBIT "A"**  
**PROPERTY LEGAL DESCRIPTION**

Lots 1 and 2, according to the Survey of Carmax Auto Super Store, as recorded in Map Book 30, page 140, in the Office of the Judge of Probate Shelby County, Alabama, and in Map Book 37, page 59, in the Office of the Judge of Probate Jefferson County, Alabama.

Commonly known as 2696 John Hawkins Parkway, Hoover, Shelby and Jefferson Counties, Alabama 35244, according to the official thoroughfare of the City of Hoover, State of Alabama.

No sale is involved in this conveyance. The real property described above contains improvements. The Property conveyed under this Deed, including improvements, has a total appraised value of SEVEN MILLION SIXTY-ONE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$7,061,300.00). The total appraised value of the Property can be verified in the real property records of the Shelby County Alabama Property Tax Commissioner, Parcel Nos. 11726-001-007-002 and 11726-001-007-003.

  
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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	*See attached Addendum	Grantee's Name	Stearns Alabama, LLC, a DE limited liability company
Mailing Address	1546 Averill Park Drive San Pedro, CA 90732	Mailing Address	1546 Averill Park Drive San Pedro, CA 90732
Property Address	2696 John Hawkins Pkwy Hoover Jefferson & Shelby Counties Alabama 35244	Date of Sale	N/A
		Total Purchase Price	\$ N/A
		or	
		Actual Value	\$ N/A
		or	
		Assessor's Market Value	\$7,061,300.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County, AL, Property Tax Commissioner  
☐ Closing Statement

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 February 24, 2014

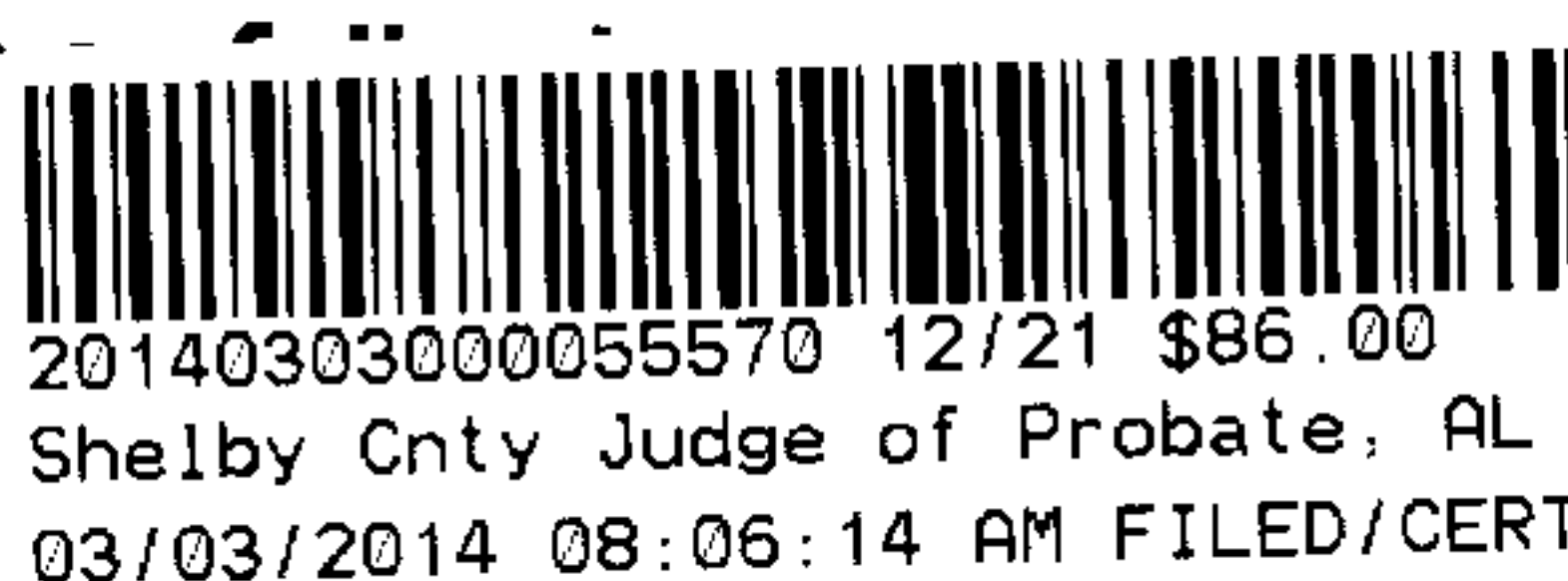
Print: \*\*\*See following page

\_\_\_\_ Unattested

Sign: \*\*\* See following page

(verified by)

[Signature]

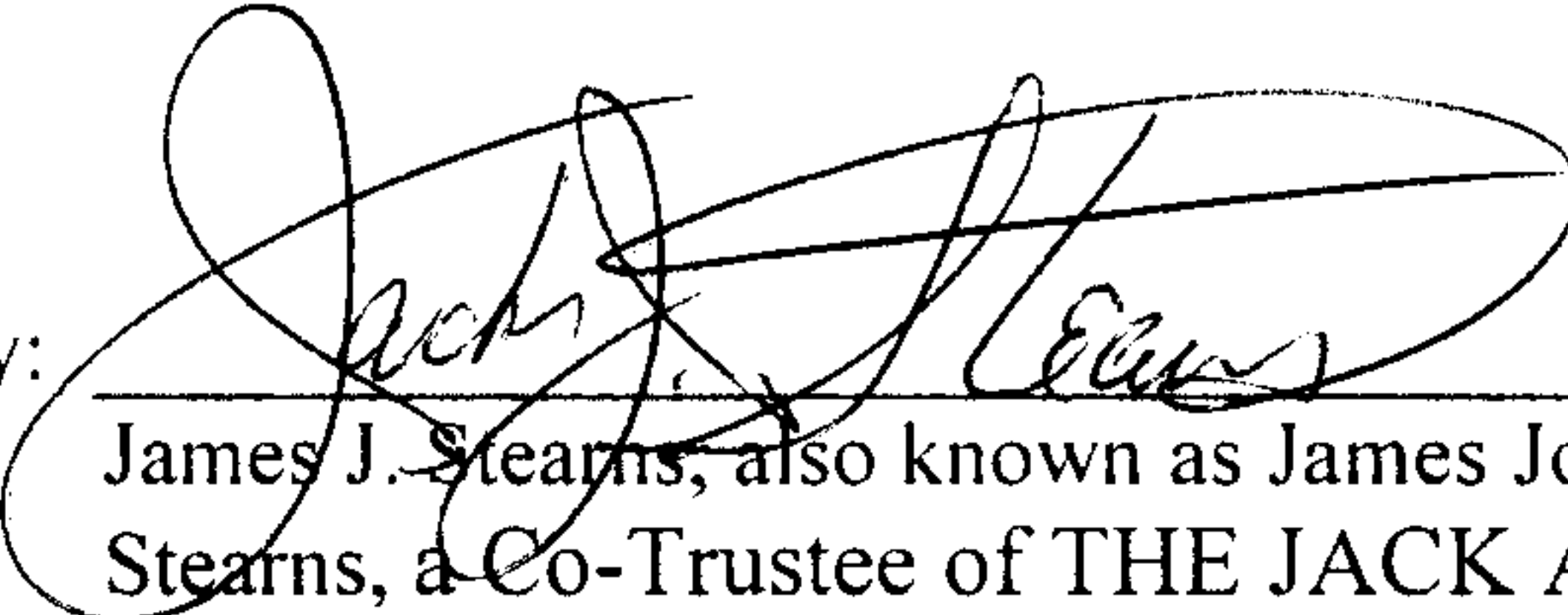


**Form RT-1**

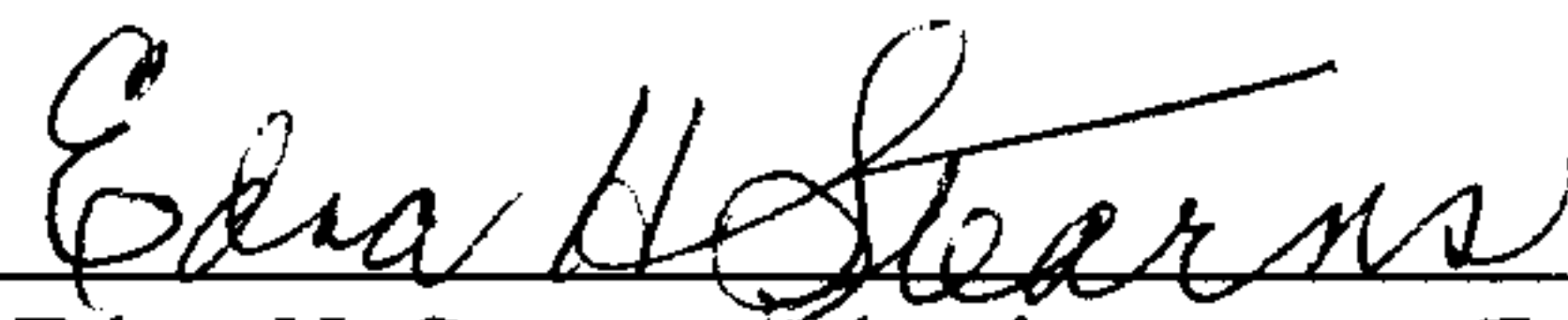


**\*\*\*GRANTOR:**

**THE JACK AND EDNA STEARNS 2004 FAMILY TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK  
AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON  
AUGUST 11, 2004, AS SAME MAY HAVE BEEN AMENDED OR  
RESTATED

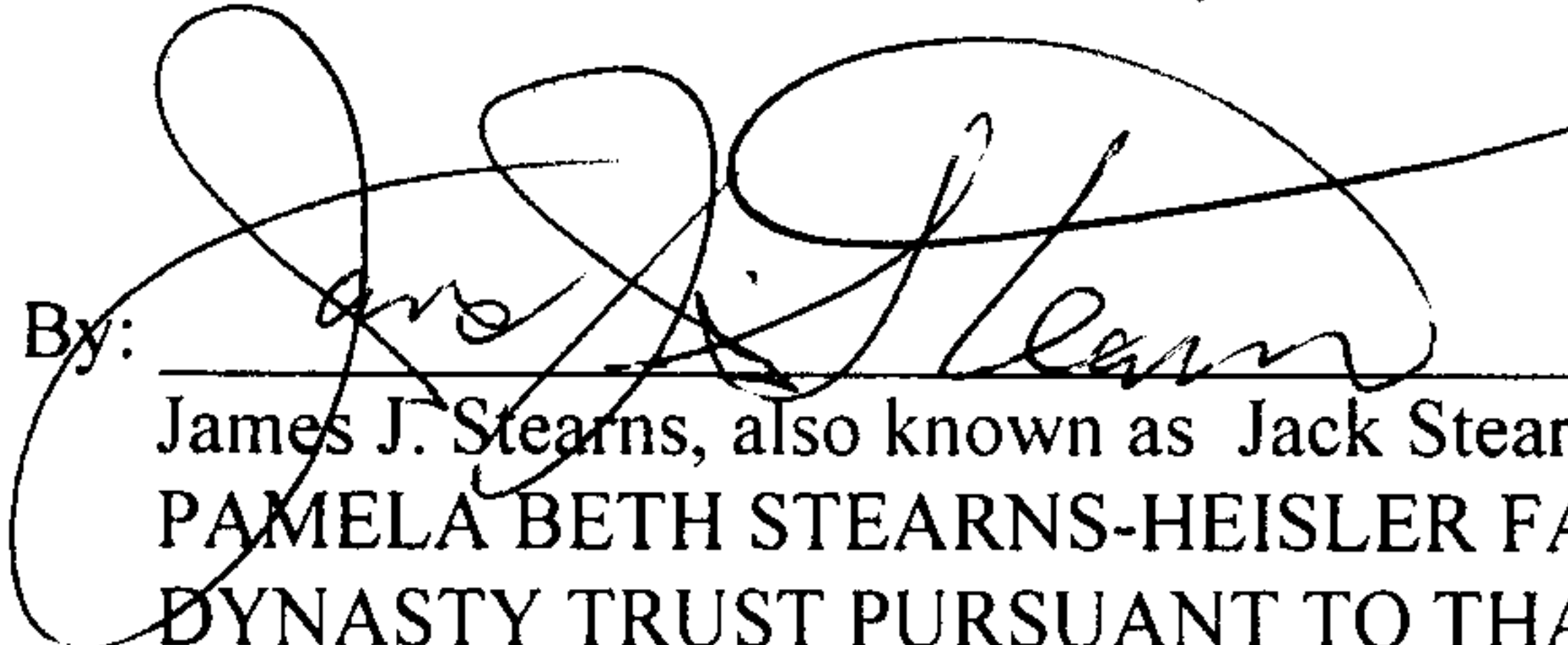
By: 

James J. Stearns, also known as James John Stearns and Jack Stearns, a Co-Trustee of THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated

By: 


Edna H. Stearns, also known as Edna Stearns, a Co-Trustee of THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated

**THE PAMELA BETH STEARNS-HEISLER FAMILY**  
**IRREVOCABLE DYNASTY TRUST** PURSUANT TO THAT  
CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-  
HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED  
DECEMBER 31, 2008, as same may have been amendment or restated

By: 

James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

[Signatures continue on following page.]

  
20140303000055570 13/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

By: Edna Stearns

EDNA STEARNS a Co-Trustee of THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

**THE HARTT JASON STEARNS IRREVOCABLE TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

By: James J. Stearns

James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE HARTT JASON STEARNS IRREVOCABLE TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

By: Edna Stearns

EDNA STEARNS a Co-Trustee of THE HARTT JASON STEARNS IRREVOCABLE TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amendment or restated

**HEATHER SHAWN STEARNS IRREVOCABLE TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated

By: James J. Stearns

James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated

[Signatures continue on following page.]



20140303000055570 14/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

2773404 v1 (45740.00007.000)



By: Edna Stearns  
EDNA STEARNS a Co-Trustee of THE HEATHER SHAWN  
STEARNS IRREVOCABLE TRUST PURSUANT TO THAT  
CERTAIN DECLARATION OF THE HEATHER SHAWN  
STEARNS IRREVOCABLE TRUST DATED DECEMBER 31,  
2008, as same may have been amended or restated

**THE GUY DAVID STEARNS FAMILY IRREVOCABLE  
DYNASTY TRUST PURSUANT TO THAT CERTAIN  
DECLARATION OF THE GUY DAVID STEARNS FAMILY  
IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31,  
2008, as same may have been amended or restated**

By: James J. Stearns  
James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE  
GUY DAVID STEARNS FAMILY IRREVOCABLE DYNASTY  
TRUST PURSUANT TO THAT CERTAIN DECLARATION OF  
THE GUY DAVID STEARNS FAMILY IRREVOCABLE  
DYNASTY TRUST DATED DECEMBER 31, 2008, as same  
may have been amended or restated

By: Edna Stearns  
EDNA STEARNS a Co-Trustee of THE GUY DAVID STEARNS  
FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO  
THAT CERTAIN DECLARATION OF THE GUY DAVID  
STEARNS FAMILY IRREVOCABLE DYNASTY TRUST  
DATED DECEMBER 31, 2008, as same may have been  
amended or restated




20140303000055570 15/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

**ADDENDUM TO  
REAL ESTATE VALIDATION FORM  
(ALABAMA FORM RT-1)**

\*Grantor's Name: JAMES J. STEARNS, ALSO KNOWN AS JAMES JOHN STEARNS AND JACK STEARNS, AND EDNA H. STEARNS, ALSO KNOWN AS EDNA STEARNS, AS CO-TRUSTEES OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated, having an undivided eighty percent (80%) ownership interest, JAMES J. STEARNS, ALSO KNOWN AS JACK STEARNS, AND EDNA STEARNS, EACH A TRUSTEE OF EACH OF THE FOLLOWING RESPECTIVE TRUSTS PURSUANT TO (i) THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (ii) THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (iii) THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest and (iv) THAT CERTAIN DECLARATION OF THE GUY DAVID STEARNS FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (collectively, "Grantor")

\*\*Grantee's Name: STEARNS ALABAMA, LLC, a Delaware limited liability company

  
20140303000055570 16/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 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	*See attached Addendum	Grantee's Name	Stearns Alabama, LLC, a DE limited liability company
Mailing Address	1546 Averill Park Drive San Pedro, CA 90732	Mailing Address	1546 Averill Park Drive San Pedro, CA 90732
Property Address	2696 John Hawkins Pkwy Hoover Jefferson & Shelby Counties Alabama 35244	Date of Sale	N/A
		Total Purchase Price	\$ N/A
		or	
		Actual Value	\$ N/A
		or	
		Assessor's Market Value	\$689,400.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Jefferson County, AL, Property Tax Commissioner  
☐ Closing Statement

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 February 24, 2014

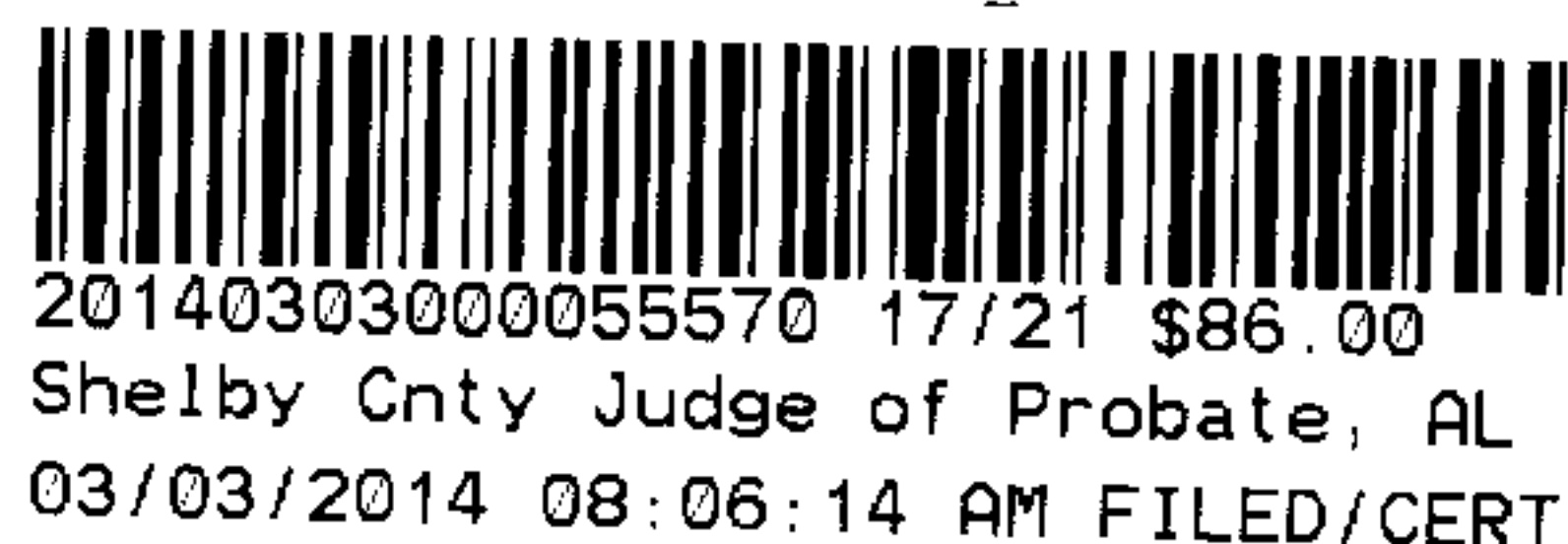
Print: \*\*\*See following page

☐ Unattested

Sign: \*\*\* See following page

(verified by)

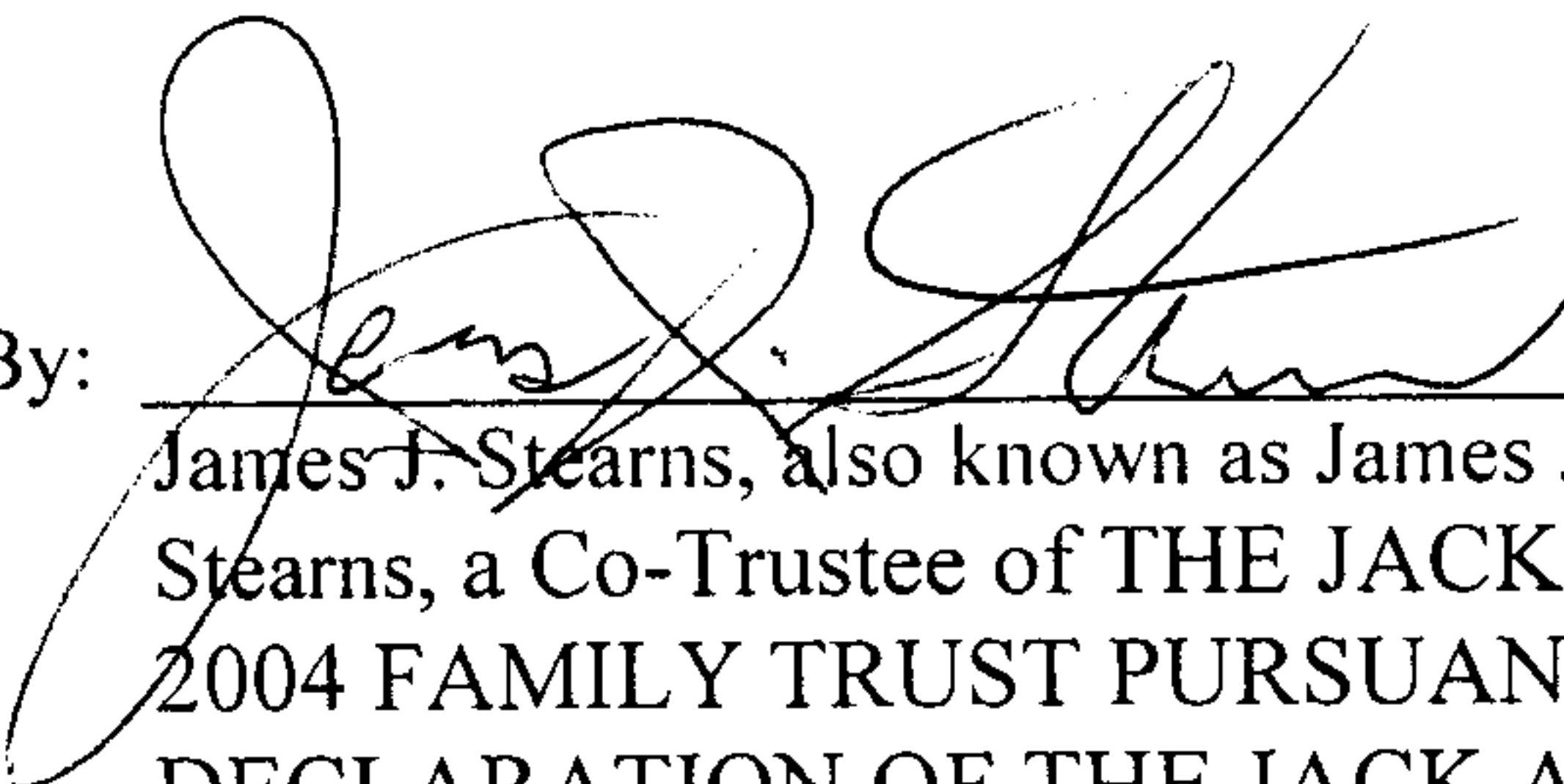
[Signatures c



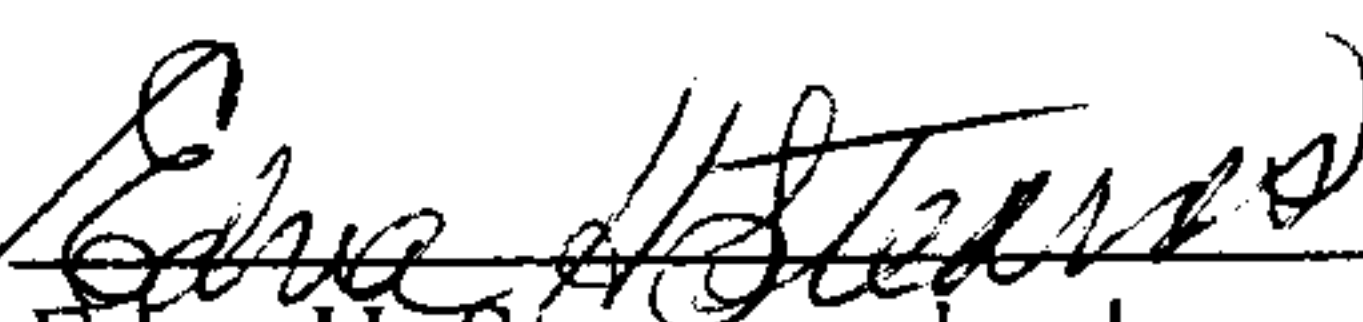
Form RT-1

**\*\*\*GRANTOR:**

**THE JACK AND EDNA STEARNS 2004 FAMILY TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK  
AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON  
AUGUST 11, 2004, AS SAME MAY HAVE BEEN AMENDED OR  
RESTATED

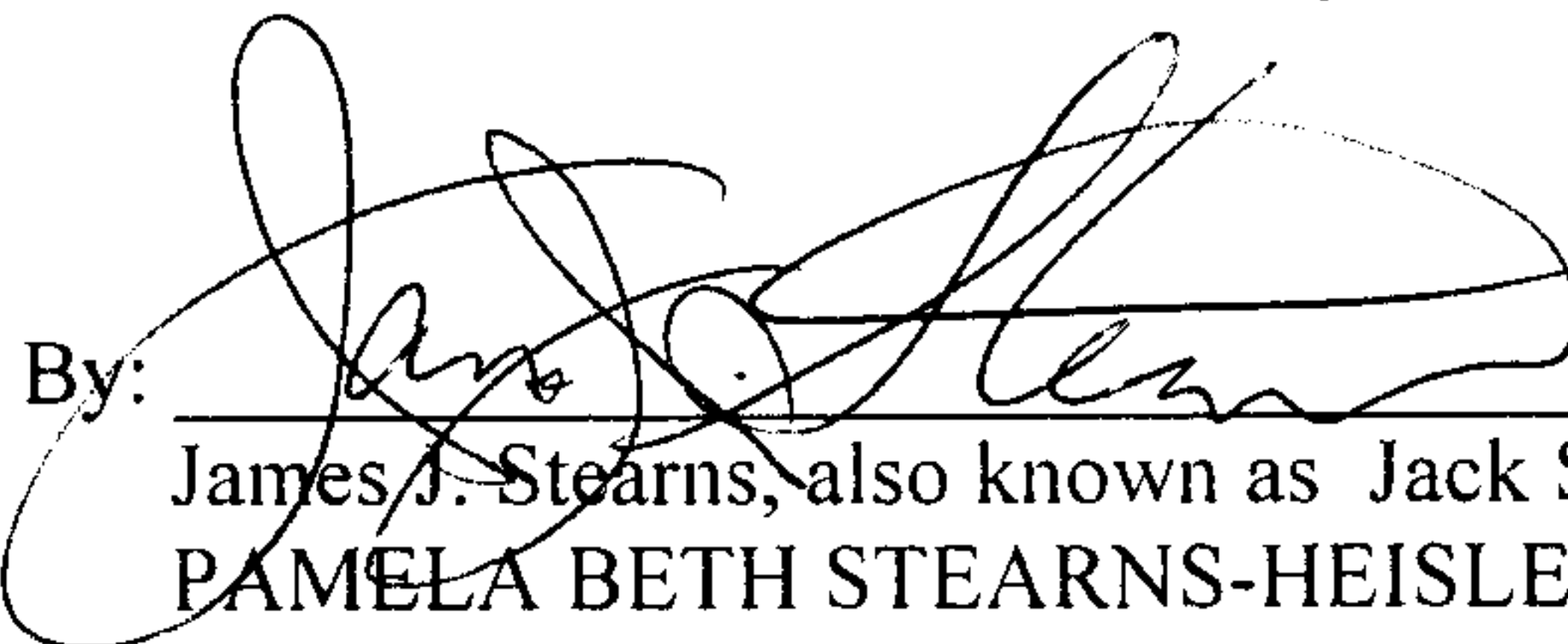
By: 

James J. Stearns, also known as James John Stearns and Jack  
Stearns, a Co-Trustee of THE JACK AND EDNA STEARNS  
2004 FAMILY TRUST PURSUANT TO THAT CERTAIN  
DECLARATION OF THE JACK AND EDNA STEARNS  
2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004,  
as same may have been amended or restated

By: 


Edna H. Stearns, also known as Edna Stearns, a Co-Trustee of THE  
JACK AND EDNA STEARNS 2004 FAMILY TRUST  
PURSUANT TO THAT CERTAIN DECLARATION OF  
THE JACK AND EDNA STEARNS 2004 FAMILY TRUST  
EXECUTED ON AUGUST 11, 2004, as same may have been  
amended or restated

**THE PAMELA BETH STEARNS-HEISLER FAMILY**  
**IRREVOCABLE DYNASTY TRUST** PURSUANT TO THAT  
CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-  
HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED  
DECEMBER 31, 2008, as same may have been amendment or restated

By: 

James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE  
PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE  
DYNASTY TRUST PURSUANT TO THAT CERTAIN  
DECLARATION OF THE PAMELA BETH STEARNS-HEISLER  
FAMILY IRREVOCABLE DYNASTY TRUST DATED  
DECEMBER 31, 2008, as same may have been amendment or  
restated

[Signatures continue on following page.]

  
20140303000055570 18/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT



By: Edna Stearns  
EDNA STEARNS a Co-Trustee of THE PAMELA BETH  
STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY  
TRUST PURSUANT TO THAT CERTAIN DECLARATION OF  
THE PAMELA BETH STEARNS-HEISLER FAMILY  
IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31,  
2008, as same may have been amendment or restated

**THE HARTT JASON STEARNS IRREVOCABLE TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE HARTT  
JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31,  
2008, as same may have been amendment or restated


By: James J. Stearns  
James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE  
HARTT JASON STEARNS IRREVOCABLE TRUST PURSUANT  
TO THAT CERTAIN DECLARATION OF THE HARTT JASON  
STEARNS IRREVOCABLE TRUST DATED DECEMBER 31,  
2008, as same may have been amendment or restated

By: Edna Stearns  
EDNA STEARNS a Co-Trustee of THE HARTT JASON  
STEARNS IRREVOCABLE TRUST PURSUANT TO THAT  
CERTAIN DECLARATION OF THE HARTT JASON STEARNS  
IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same  
may have been amendment or restated

**HEATHER SHAWN STEARNS IRREVOCABLE TRUST**  
PURSUANT TO THAT CERTAIN DECLARATION OF THE  
HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED  
DECEMBER 31, 2008, as same may have been amended or restated

By: James J. Stearns  
James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE  
HEATHER SHAWN STEARNS IRREVOCABLE TRUST  
PURSUANT TO THAT CERTAIN DECLARATION OF THE  
HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED  
DECEMBER 31, 2008, as same may have been amended or restated

[Signatures continue on following page.]


  
20140303000055570 19/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

By: *Edna Stearns*  
EDNA STEARNS a Co-Trustee of THE HEATHER SHAWN  
STEARNS IRREVOCABLE TRUST PURSUANT TO THAT  
CERTAIN DECLARATION OF THE HEATHER SHAWN  
STEARNS IRREVOCABLE TRUST DATED DECEMBER 31,  
2008, as same may have been amended or restated

**THE GUY DAVID STEARNS FAMILY IRREVOCABLE  
DYNASTY TRUST PURSUANT TO THAT CERTAIN  
DECLARATION OF THE GUY DAVID STEARNS FAMILY  
IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31,  
2008, as same may have been amended or restated**

By: *James J. Stearns*  
James J. Stearns, also known as Jack Stearns, a Co-Trustee of THE  
GUY DAVID STEARNS FAMILY IRREVOCABLE DYNASTY  
TRUST PURSUANT TO THAT CERTAIN DECLARATION OF  
THE GUY DAVID STEARNS FAMILY IRREVOCABLE  
DYNASTY TRUST DATED DECEMBER 31, 2008, as same  
may have been amended or restated

By: *Edna Stearns*  
EDNA STEARNS a Co-Trustee of THE GUY DAVID STEARNS  
FAMILY IRREVOCABLE DYNASTY TRUST PURSUANT TO  
THAT CERTAIN DECLARATION OF THE GUY DAVID  
STEARNS FAMILY IRREVOCABLE DYNASTY TRUST  
DATED DECEMBER 31, 2008, as same may have been  
amended or restated

  
20140303000055570 20/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT



**ADDENDUM TO  
REAL ESTATE VALIDATION FORM  
(ALABAMA FORM RT-1)**


\*Grantor's Name: JAMES J. STEARNS, ALSO KNOWN AS JAMES JOHN STEARNS AND JACK STEARNS, AND EDNA H. STEARNS, ALSO KNOWN AS EDNA STEARNS, AS CO-TRUSTEES OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST PURSUANT TO THAT CERTAIN DECLARATION OF THE JACK AND EDNA STEARNS 2004 FAMILY TRUST EXECUTED ON AUGUST 11, 2004, as same may have been amended or restated, having an undivided eighty percent (80%) ownership interest, JAMES J. STEARNS, ALSO KNOWN AS JACK STEARNS, AND EDNA STEARNS, EACH A TRUSTEE OF EACH OF THE FOLLOWING RESPECTIVE TRUSTS PURSUANT TO (i) THAT CERTAIN DECLARATION OF THE PAMELA BETH STEARNS-HEISLER FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (ii) THAT CERTAIN DECLARATION OF THE HARTT JASON STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (iii) THAT CERTAIN DECLARATION OF THE HEATHER SHAWN STEARNS IRREVOCABLE TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest and (iv) THAT CERTAIN DECLARATION OF THE GUY DAVID STEARNS FAMILY IRREVOCABLE DYNASTY TRUST DATED DECEMBER 31, 2008, as same may have been amended or restated, having an undivided five percent (5%) ownership interest (collectively, "Grantor")

\*\*Grantee's Name: STEARNS ALABAMA, LLC, a Delaware limited liability company

STATE OF ALABAMA JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument.  
*Alan L. Fung* Judge of Probate  
"NO TAX COLLECTED"

20140228000174860 21/21  
Bk: LR201411 Pg:10806  
Jefferson County, Alabama  
02/28/2014 01:47:53 PM D  
Fee - \$81.00

Total of Fees and Taxes-\$81.00  
LMCDUFFIE

  
20140303000055570 21/21 \$86.00  
Shelby Cnty Judge of Probate, AL  
03/03/2014 08:06:14 AM FILED/CERT

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