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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, Shiloh Creek, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantor"), does, by this General Warranty Deed (hereafter, sometimes, the "Deed") hereby grant, bargain, sell and convey unto Jack Investment Partners, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantee"), the following described real estate together with all tenements, appurtenances and hereditaments thereunto belonging or in anywise appertaining (collectively, the "real estate") situated in Shelby County, Alabama, to-wit:

PARCEL I: Intentionally omitted.

PARCEL II:

The North 1/2 of the NW 1/4 of the NE 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama.

PARCEL III:

From the Northwest corner of the Northeast 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 West, Shelby County, Alabama, as beginning point, run along the North 1/4 - 1/4 Section line South 89°38'02" East 658.85 feet; thence South 00°15'59" West 908.51 feet; thence North 89°40'45" West 965.06 feet; thence North 00°15'23" West 243.02 feet; thence South 89°40'49" East 307.55 feet; thence North 00°20'30" East 666.01 feet back to the point of beginning.

PARCEL IV: Intentionally omitted.

PARCEL V:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10,

Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 00° East along the East line of said Section 10, a distance of 210.0 feet to the point of beginning; thence North 00° East along the last described course a distance of 420.0 feet; thence turn left 90°00' and run West a distance of 420.0 feet; thence turn left 90°00' and run South a distance of 420.0 feet; thence turn left 90°00' and run East a distance of 420.0 feet to the point of beginning.

ALSO PART OF PARCEL V:

From the Southeast corner of the Northeast 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South 1/4 - 1/4 Section line South 89°58'03" West 1,305.48 feet; thence North 00°59'50" West 19.36 feet; thence North 89°25'26" West 316.02 feet; thence North 00°15'23" West 409.28 feet; thence South 89°40'45" East 965.06 feet; thence North 00°15'59" East 243.01 feet; thence South 89°40'43" East 659.72 feet; thence South 00°11'29" West 34.98 feet; thence North 89°48'31" West 420.0 feet; thence South 00°11'29" West 420.00 feet; thence South 89°48'31" East 420.00 feet; thence South 00°11'29" West 210.0 feet, back to the beginning point.

LESS AND EXCEPT FROM PARCEL V:

From the Northeast corner of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run along the North Section line North 89°38'02" West for 1,317.7 feet; thence South 00°20'30" West 666.31 feet; thence North 89°40'49" West 307.55 feet; thence South 00°15'23" East 243.02 feet to the point of beginning of the parcel herein described; from said point continue said course 409.28 feet; thence South 89°25'26" East 212.86 feet; thence North 00°15'17" West 410.23 feet; thence North 89°40'45" West 212.86 feet, back to the beginning.

ALSO, LESS AND EXCEPT FROM PARCEL V:

From the Southeast corner of the NE 1/4 of the NE 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run South 89°58'03" West 898.48 feet to the beginning point of the parcel of land herein described; from said point continue said course 407.0 feet; thence North 00°59'50" West 430.13 feet; thence South 89°40'45" East 407.0 feet; thence Southerly 427.6 feet back to the beginning point.

Also, a 30 foot easement for ingress, egress and utilities across the following described property:

Begin at the SE corner of the NE 1/4 of NE 1/4 of Section 10, Township 24 North, Range 13 East; thence run South 89°58'03" West 898.48 feet; thence run Northerly parallel to the East line of said 1/4 - 1/4 Section a distance of 30 feet; thence run



Easterly parallel with the South line of said 1/4 - 1/4 Section a distance of 898.48 feet to a point on the East line of said 1/4 - 1/4 Section; thence run Southerly 30 feet to point of beginning.

ALSO, LESS AND EXCEPT FROM PARCEL V:

Commence at the Southeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point, proceed North 89°43'57" West along the South boundary of said quarter-quarter section for a distance of 470.66 feet to a 1/2" rebar in place; thence proceed North 00°12'32" East for a distance of 419.89 feet to a 1/2" capped rebar in place; thence proceed North 89°48'28" East for a distance of 469.96 feet to a 1/2" capped rebar in place being located on the East boundary of said quarter-quarter section; thence proceed South 00°06'44" West along the East boundary of said quarter-quarter section for a distance of 423.66 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama.

PARCEL VI:

From the Southwest corner of the N 1/2 of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South line of said 1/2 - 1/4 - 1/4 Sections South 89°30'05" East 667.38 feet; thence North 00°35'01" East 343.09 feet; thence South 89°34'46" East 667.94 feet; thence North 00°40'35" East 340.63 feet; thence North 89°25'26" West 668.21 feet; thence South 00°15'23" East 19.36 feet; thence North 89°25'26" West 668.46 feet; thence run South along the west line of the Southwest 1/4 of the Northeast 1/4 back to beginning.

PARCEL VII:

From the Northeast corner of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run along the North Section line North 89°38'02" West for 1,317.7 feet; thence South 00°20'30" West 666.31 feet; thence North 89°40'49" West 307.55 feet; thence South 00°15'23" East 243.02 feet to the point of beginning of the parcel here described; from said point continue said course 409.28 feet; thence South 89°25'26" East 212.86 feet; thence North 00°15'17" West 410.23 feet; thence North 89°40'45" West 212.86 feet, back to the beginning.

ALSO PART OF PARCEL VII:

From the Southeast corner of the NE 1/4 of the NE 1/4, Section 10, Township 24

North, Range 13 East, Shelby County, Alabama, run South 89°58'03" West 898.48 feet to the beginning point of the parcel of land herein described; from said point continue said course 407.0 feet; thence North 00°59'50" West 430.13 feet; thence South 89°40'45" East 407.0 feet; thence Southerly 427.6 feet back to the point of beginning.

Also, a 30 foot easement for ingress, egress and utilities across the following described property:

Begin at the SE corner of the NE 1/4 of NE 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, thence run South 89°58'03" West 898.48 feet; thence run Northerly parallel to the East line of said 1/4 - 1/4 Section a distance of 30 feet; thence run Easterly parallel with the South line of said 1/4 - 1/4 Section a distance of 898.48 feet to a point on the East line of said 1/4 - 1/4 Section; thence run Southerly 30 feet to point of beginning.

PARCEL VIII:

The NE 1/4 of the NE 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 13 East, more or less, situated in Shelby County, Alabama.

PARCEL IX:

From the Northwest corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the North line of said 1/2 - 1/4 - 1/4 Sections South 89°40'49" East 1,011.89 feet; thence S 00°15'23" East 652.30 feet; thence North 89°25'26" West 352.19 feet; thence South 00°15'23" East 19.36 feet; thence North 89°25'26" West 668.46 feet; thence North 00°29'28" East 667.07 feet, back to the beginning point.

PARCEL X:

From the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South 1/4 - 1/4 Section line North 89°34'46" West 666.31 feet; thence North 00°35'01" East 1,009.27 feet; thence South 89°34'46" East 667.94 feet; thence South 00°40'35" West 1,009.27 feet, back to the beginning point.

LESS AND EXCEPT FROM PARCEL X:

From the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run West for 666.31 feet; thence run North for 799.27 feet to the beginning point of the parcel of land here



described; from said point continue said course 210.0 feet; thence run East for 420.0 feet; thence run South for 210.0 feet; thence run West for 420.0 feet, back to the beginning point.

PARCEL XI:

From the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run West for 666.31 feet; thence run North for 799.27 feet to the beginning point of the parcel of land here described; from said point continue said course 210.0 feet; thence run East for 420.0 feet; thence run South for 210.0 feet; thence run West for 420.0 feet, back to the beginning point.

PARCEL XII:

The NW 1/4 of the SE 1/4 of Section 10, Township 24, Range 13 East and the East 1/2 of the NE 1/4 of the SW 1/4 of Section 10, Township 24, Range 13 East, situated in Shelby County, Alabama.

PARCEL XIII:

A parcel of land situated in the Northeast Quarter of Section 11, Township 24 North, Range 13 East, being more particularly described as follows:

Commence and Begin at the Northwest corner of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; thence run South 89°44'09" East a distance of 1281.72 feet; thence run South 02°03'18" East a distance of 209.48 feet; thence run South 88°40'49" East a distance of 190.93 feet; thence run North 44°21'10" East a distance of 261.07 feet to West right of way line of U.S. Highway No. 31; thence run South 02°28'56" West a distance of 190.87 feet along the West right of way line of U.S. Highway No. 31; thence run South 01°18'42" West a distance of 274.71 feet along the West right of way line of U.S. Highway No. 31; thence run North 89°43'10" West a distance of 346.25 feet; thence run South 01°41'04" East a distance of 656.59 feet; thence run South 89°07'27" East a distance of 324.13 feet to the West right of way line of U.S. Highway No. 31; thence run South 02°58'05" West a distance of 216.02 feet along the West right of way line of U.S. Highway No. 31; thence run North 88°48'53" West a distance of 306.57 feet; thence run North 88°39'40" West a distance of 663.08 feet; thence run North 88°39'40" West a distance of 250.17 feet; thence run North 00°45'39" West a distance of 658.51 feet; thence run North 89°51'07" West a distance of 401.63 feet; thence run North 00°11'19" East a distance of 669.49 feet to the point of beginning.

LESS AND EXCEPT the following parcel that was conveyed to the City of Calera, Alabama in deed recorded in Instrument 20110223000061100, in the Probate Office

of Shelby County, Alabama.

Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; thence South  $01^{\circ}41'19''$  East a distance of 209.30 feet to a 1" solid bar found which is the point of beginning; thence South  $88^{\circ}40'49''$  East a distance of 192.28 feet to a point; thence North  $44^{\circ}21'10''$  East a distance of 261.07 feet to a point; thence South  $01^{\circ}47'53''$  West, and along the Westerly right of way of United States Highway 31, a distance of 191.43 feet to a point; thence South  $01^{\circ}47'53''$  West, and along the Westerly right of way of United States Highway 31, a distance of 268.86 feet to a point; thence North  $89^{\circ}43'10''$  West a distance of 352.22 feet to a point; thence North  $01^{\circ}41'19''$  West a distance of 275.17 feet to the point and place of beginning.

ALSO, LESS AND EXCEPT:

The Final Plat of Shiloh Creek Sector One Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT:

The Final Plat Resurvey of Lots 1-6, Shiloh Creek Sector One Plat One, as recorded in Map Book 39, page 59, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT:

The Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, page 43, in the Probate Office of Shelby County, Alabama.

PARCEL XIV:

Lots 7, 8, 17, 26, 27, 28, 29, 30, according to The Final Plat Shiloh Creek Sector One Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.

PARCEL XV:

Lot 1, according to The Final Plat Resurvey of Lots 1-6, Shiloh Creek Sector One Plat One, as recorded in Map Book 39, page 59, in the Probate Office of Shelby County, Alabama.

PARCEL XVI:

Lot 25, according to The Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, page 43, in the Probate Office of Shelby County, Alabama.



Concurrently with the execution and delivery of this General Warranty Deed Grantee, as borrower/mortgagor, has given a Mortgage to Cheaha Bank, an Alabama banking corporation, for Nine Hundred Sixty Five Thousand and No/100 (\$965,000.00) Dollars to secure the purchase price of such real estate.

The conveyance of the real estate from Grantor to Grantee is made subject to all taxes for the year 2014 and all years subsequent thereto, not yet due and payable, any coal, oil, gas, limestone and other mineral rights or interests in the real estate leased, granted or retained by current or prior owners of the real estate, easements of record, easements as located, restrictions of record, if any, and matters which would be disclosed by an accurate survey of the real estate.

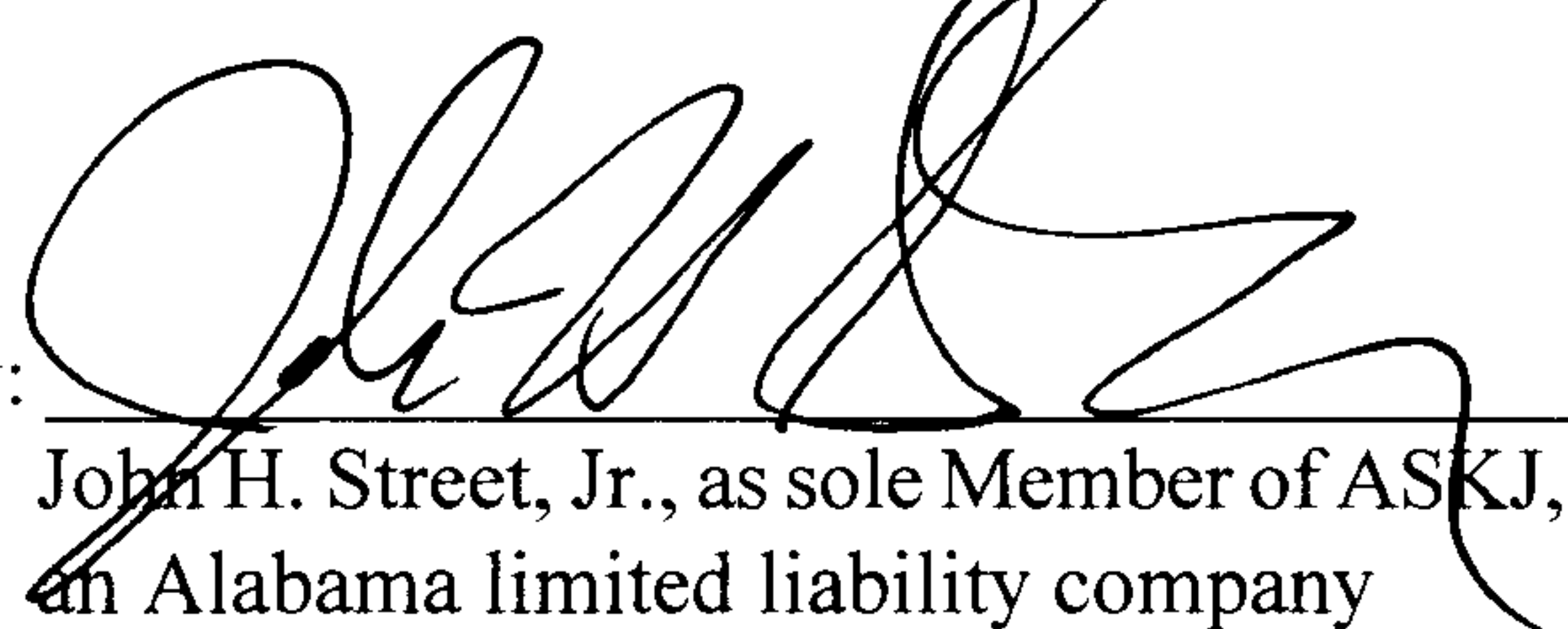
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

GRANTOR, for itself and for its successors, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said real estate; that said real estate is free from all encumbrances unless otherwise stated above; that Grantor has a good right to sell and convey the real estate as aforesaid; that Grantor will, and its successors shall, warrant and defend the title to the real estate to said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this 18<sup>th</sup> day of APRIL, 2014, by and through its duly authorized Member.

Shiloh Creek, LLC, an Alabama limited liability company

By: ASKJ, LLC, an Alabama limited liability company,  
as sole Member of Shiloh Creek, LLC

By:   
John H. Street, Jr., as sole Member of ASKJ, LLC,  
an Alabama limited liability company

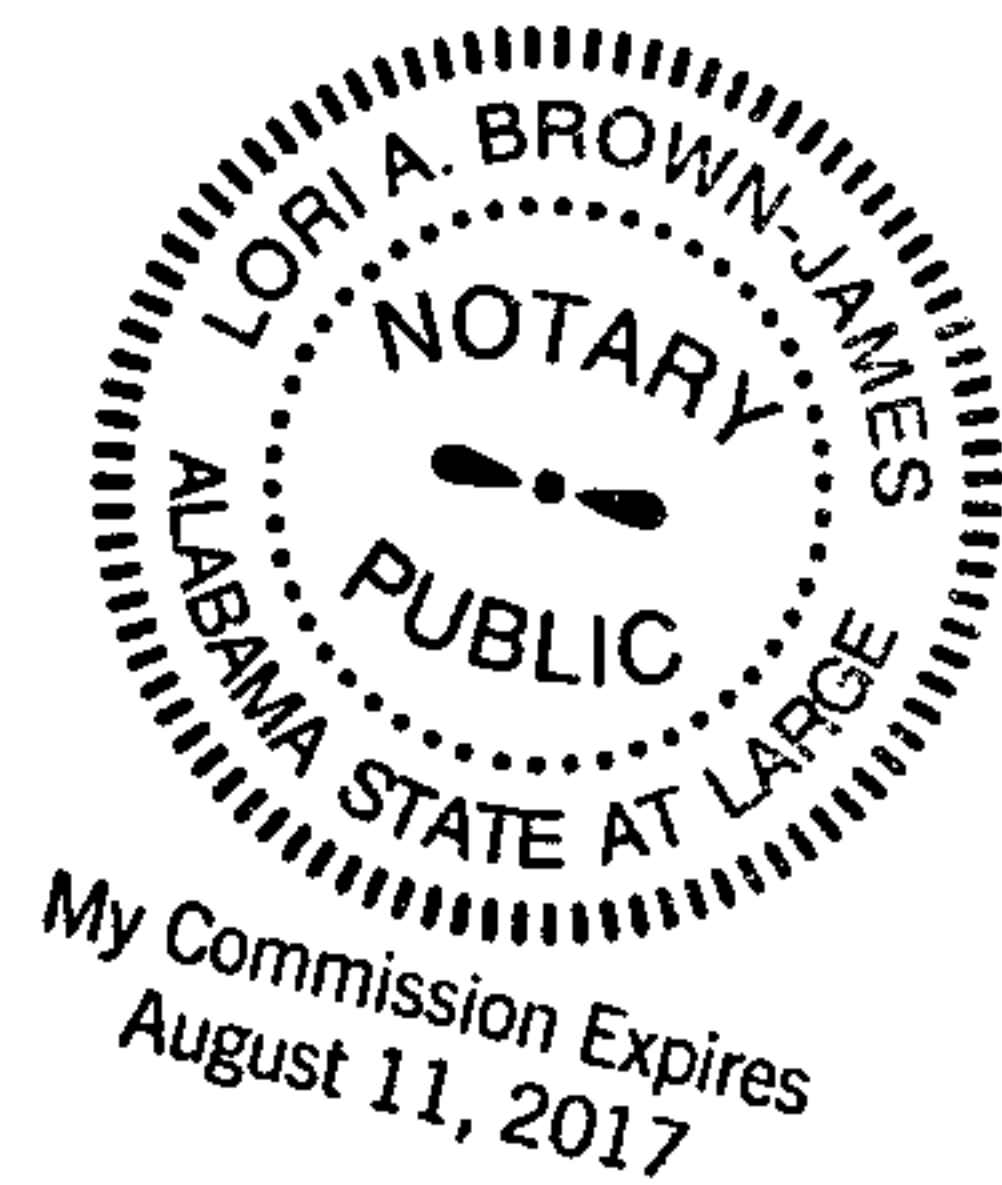
STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John H. Street, Jr., whose name as sole Member of ASKJ, LLC, an Alabama limited liability company, as sole Member of Shiloh Creek, LLC, an Alabama limited liability company, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the General Warranty Deed, he, in his capacity as sole Member of ASKJ, LLC, an Alabama limited liability company, as sole Member of Shiloh Creek, LLC, an Alabama limited liability company, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of April, 2014.

[SEAL]



NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_





REAL ESTATE SALES VALIDATION FORM

Grantor's name and mailing address:

Shiloh Creek, LLC, 5207 Feldspar Way, Hoover, Alabama 35244

Grantee's name and mailing address:

Jack Investment Partners, LLC, 3315 Greenbrier-Dear Road, Anniston, Alabama 36207

Property address or description:

A part of the North 1/2 of the NW 1/4 of the NE 1/4, tracts in the NE 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4 and the East 1/2 of the NE 1/4 of the SW 1/4 all in Section 10, Township 24, Range 13 East, Shelby County, Alabama. Unimproved lots numbered Lots 7, 8, 26, 27, 28, 29 and 30, according to The Final Plat Shiloh Creek Sector One Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama. Unimproved Lot 1, according to The Final Plat Resurvey of Lots 1-6, Shiloh Creek Sector One Plat One, as recorded in Map Book 39, page 59, in the Probate Office of Shelby County, Alabama. Unimproved Lot 25, according to The Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, page 43, in the Probate Office of Shelby County, Alabama.

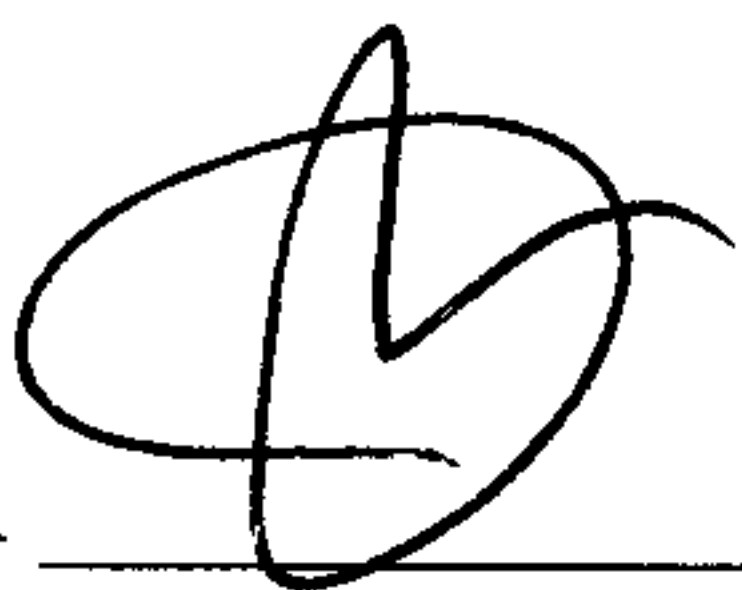
Date of Sale: April 18, 2014

Total Purchase Price: \$965,000.00 \*

\* Concurrently with the acquisition by Grantee of the property described in this General Warranty Deed, Grantee is acquiring additional property through a General Warranty Deed executed by Bamerlane, LLC. That General Warranty Deed is being recorded simultaneously with this General Warranty Deed. The purchase price of \$965,000.00 represents the purchase price for both the property described in this General Warranty Deed as well as the property acquired by Jack Investment Partners, LLC, through the General Warranty Deed from Bamerlane, LLC, recorded concurrently herewith.

The purchase price can be verified by both a sales contract and closing statement.

Print JAY F. Purnoy

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

