

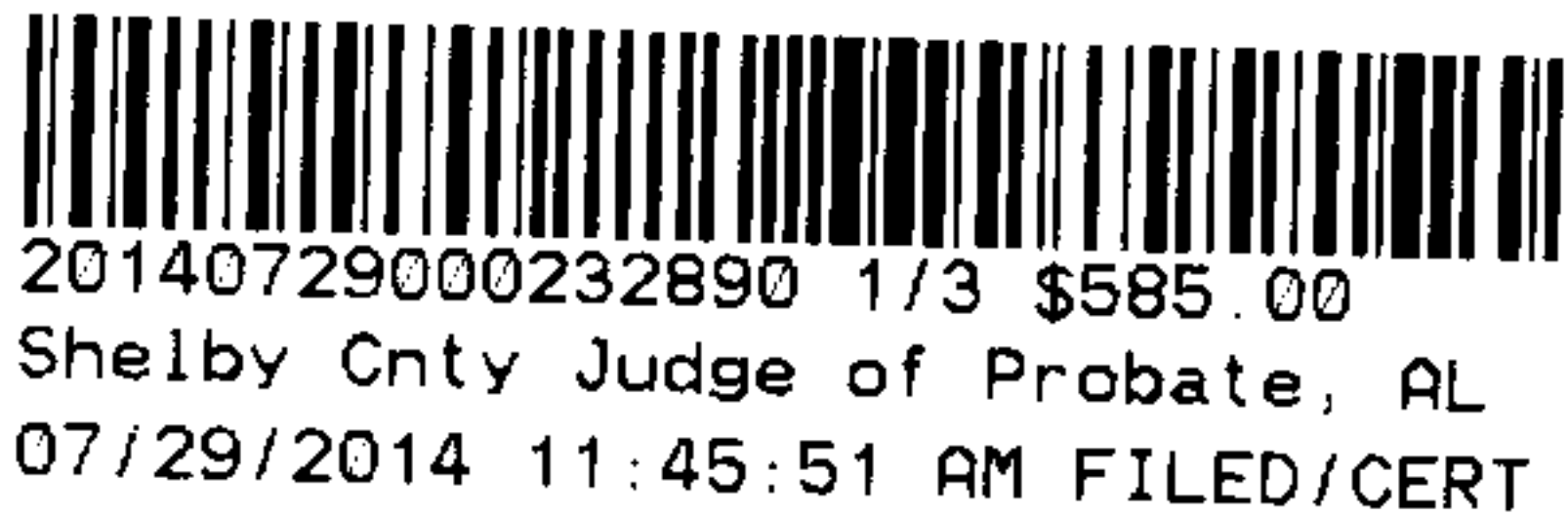
This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notices To:

TFL, LLC
1069 ROYAL MILE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED



STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, JOSEPH PROPERTY DEVELOPMENT, LLC f/k/a JOSEPH & WILLIAMS DEVELOPMENT, LLC, an Alabama limited liability company, in hand paid by TFL, LLC, an Alabama limited liability company, the receipt of which is hereby acknowledged, the said **JOSEPH PROPERTY DEVELOPMENT, LLC f/k/a JOSEPH & WILLIAMS DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as the “Grantor”) does by these presents grant, bargain, sell and convey unto the said **TFL, LLC**, an Alabama limited liability company (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD unto the said GRANTEES his/her/their heirs and assigns forever.

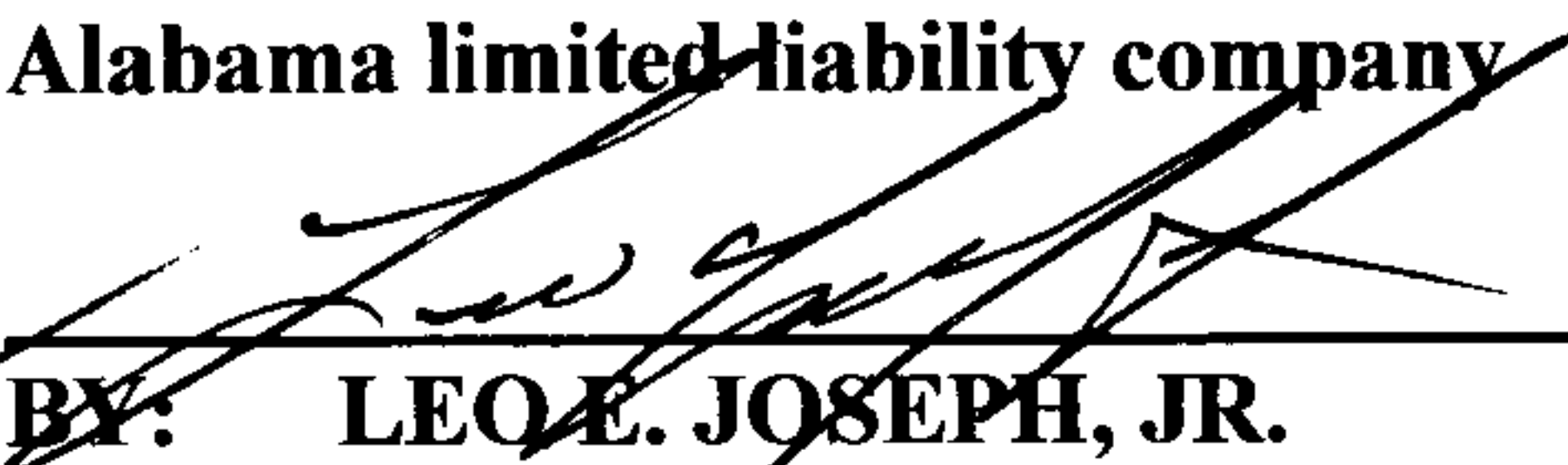
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as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

IN WITNESS WHEREOF, Leo E. Joseph, Jr., by its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of July, 2014.

ATTEST:

**JOSEPH PROPERTY DEVELOPMENT, LLC f/k/a
JOSEPH & WILLIAMS DEVELOPMENT, LLC, an
Alabama limited liability company**

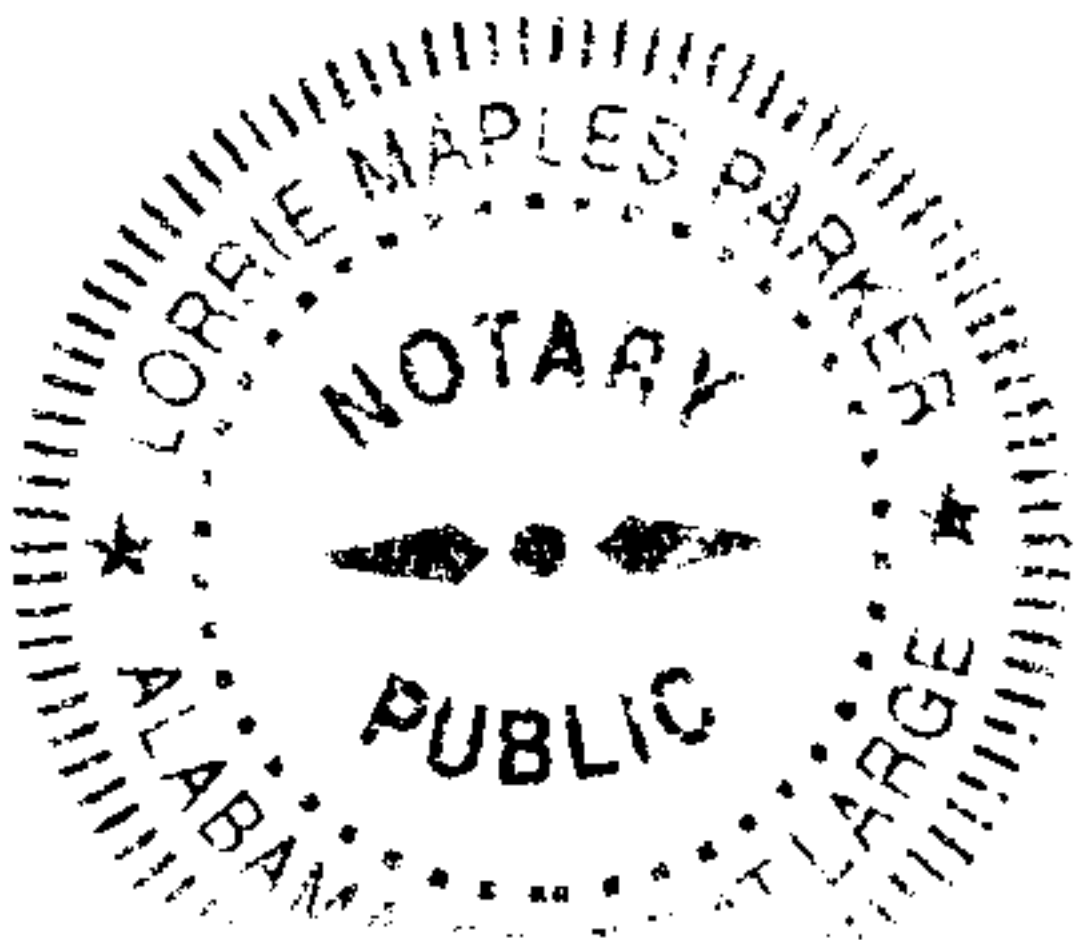
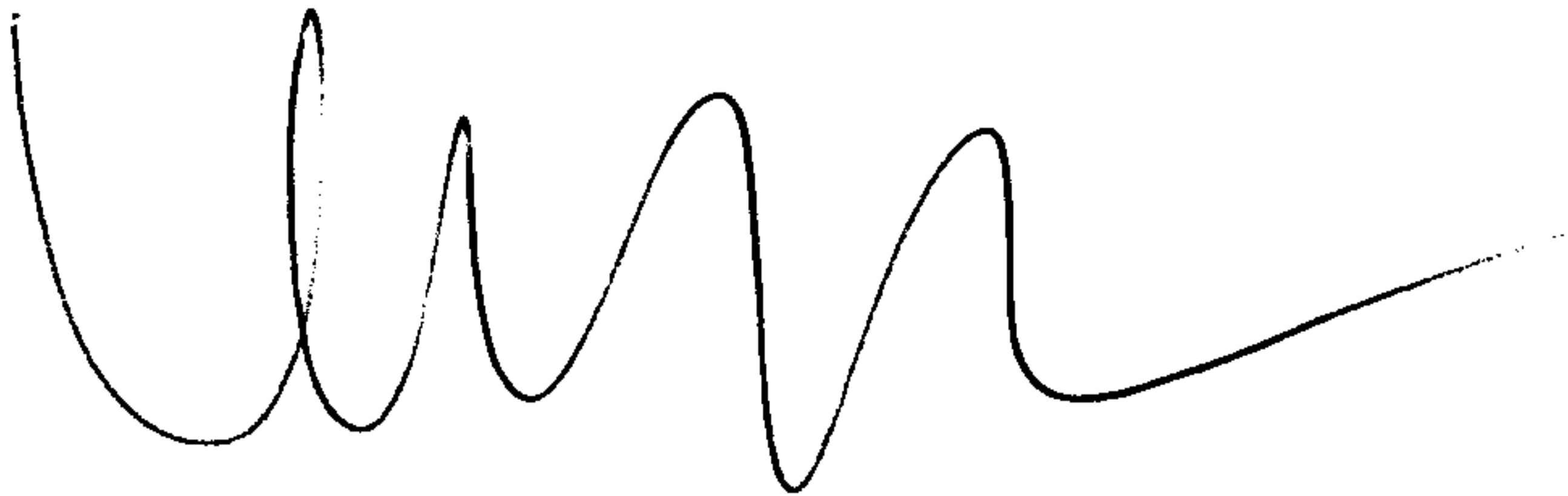
Shelby County, AL 07/29/2014
State of Alabama
— Deed Tax: \$565.00


**BY: LEO E. JOSEPH, JR.
ITS: MANAGING MEMBER**

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leo E. Joseph, Jr. whose name as the Managing Member of JOSEPH PROPERTY DEVELOPMENT, LLC f/k/a JOSEPH & WILLIAMS DEVELOPMENT, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 25th day of July, 2014.



Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015

Pursuant to the provisions of Ala. Code§40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1

Grantor’s Name and Mailing Address:

Joseph Property Development, LLC f/k/a Joseph & Williams Development, LLC, an Alabama limited liability company
1236 Blue Ridge Blvd.
Birmingham, Alabama 35226

Grantee’s Name and Mailing Address:

TFL, LLC, an Alabama limited liability company

1069 Royal Mile
Birmingham, Alabama 35242

Property Address: 155,492 +/- square feet of land on Highway 119

Parcel ID’s: 03 9 29 0 001 008.000 and 09 9 29 0 001 009.000

Purchase Price: \$565,000.00

The Purchase Price of the Property can be verified by the Closing Statement.


20140729000232890 2/3 \$585.00
Shelby Cnty Judge of Probate, AL
07/29/2014 11:45:51 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the West 1/2 of the Southeast 1/4 of Section 29, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 18 South, Range 1 West; thence in a Northerly direction along the West line of Southeast 1/4 of said section a distance of 1223.09 feet to the point of beginning; thence $114^{\circ}31'$ to the right and in a Southeasterly direction a distance of 397.24 feet to a point on the Westerly right of way line of Cahaba Valley Road; thence $90^{\circ}00'$ to the left and in a Northeasterly direction along the Westerly line of Cahaba Valley Road a distance of 141.13 feet to a point; thence $81^{\circ}29'$ to the left and in a Northwesterly direction a distance of 501.26 feet to a point on the West line of the Southeast 1/4 of said section; thence $123^{\circ}02'$ to the left and in a Southerly direction along said West line a distance of 236.91 feet to the point of beginning.

Together with rights granted in that certain Drainage Easement between Continental 120 Fund LLC and Joseph & Williams, L.L.C., recorded November 16, 2005 in Instrument 20051116000598470, in the Probate Office of Jefferson County, Alabama.

LESS AND EXCEPT any part of subject property lying within a road right of way.

ALSO:

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 29, Township 18 South Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter and run North along the West line of said quarter-quarter for a distance of 132.06 feet to the POINT OF BEGINNING; thence leaving said North line, turn a deflection angle of $120^{\circ}51'37''$ to the right and run in a Southeasterly direction for a distance of 499.38 feet; thence turn an interior angle of $93^{\circ}34'18''$ to the left and run in a Southwesterly direction for a distance of 20.50 feet; thence turn an interior angle of $84^{\circ}05'16''$ to the left and run in a Northwesterly direction for a distance of 501.08 feet to the POINT OF BEGINNING.

Less and except any portion of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.

PARCEL II:

A part of Tracts 6 and 7 of a survey of the D.N. Lee Estate, as surveyed by W.R. Walker, on August 2, 1951 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 29, Township 18 South, Range 1 West, thence South along the West line of said quarter-quarter a distance of 104.74 feet (104.82 feet deed) an iron pipe found at the point of beginning, thence continue along said line a distance of 215.43 feet to an axle found, thence turn an interior angle of $125^{\circ}53'37''$ to the right and in a Southeasterly direction a distance of 312.29 feet to an iron pin set on the Western right-of-way of Alabama Highway 119, also known as Cahaba Valley Road (80° R.O.W.), thence turn an interior angle of $79^{\circ}00'07''$ to the right and in a Northeasterly direction along said right-of-way a distance of 255.14 feet to an iron pin set, thence turn an interior angle of $89^{\circ}58'54''$ ($90^{\circ}00'00''$ deed) to the right and in a Northwesterly direction 397.34 feet to the point of beginning.


20140729000232890 3/3 \$585.00
Shelby Cnty Judge of Probate, AL
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