

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203


20140805000243120 1/3 \$535.00
Shelby Cnty Judge of Probate, AL
08/05/2014 02:00:04 PM FILED/CERT

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
GHJ Family Properties, LLC
300 Union Hill Drive, Suite 100
Birmingham, AL 35209

STATUTORY
WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifteen Thousand and No/100 DOLLARS (\$515,000.00), which is the total purchase price, in hand paid to the undersigned, JABCO, L.L.C., an Alabama limited liability company (hereinafter referred to as "GRANTOR"), whose mailing address is 2512 Beaumont Circle, Birmingham, AL 35216, by GHJ Family Properties, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), whose mailing address is 300 Union Hill Drive, Suite 100, Birmingham, Alabama 35209, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at 1980 & 1982 McCain Parkway, Pelham, Alabama 35124 in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$515.00

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Taxes or assessments for 2014 and subsequent years and not yet due and payable.
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Transmission Line Permit Deed Book 126, Page 303.
5. Right of way granted to State of Alabama as recorded in Deed Book 282, Page 413.
6. Denial of all existing, future, or potential common law or statutory rights of access between subject property and I-65.
7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20140428000125080.

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

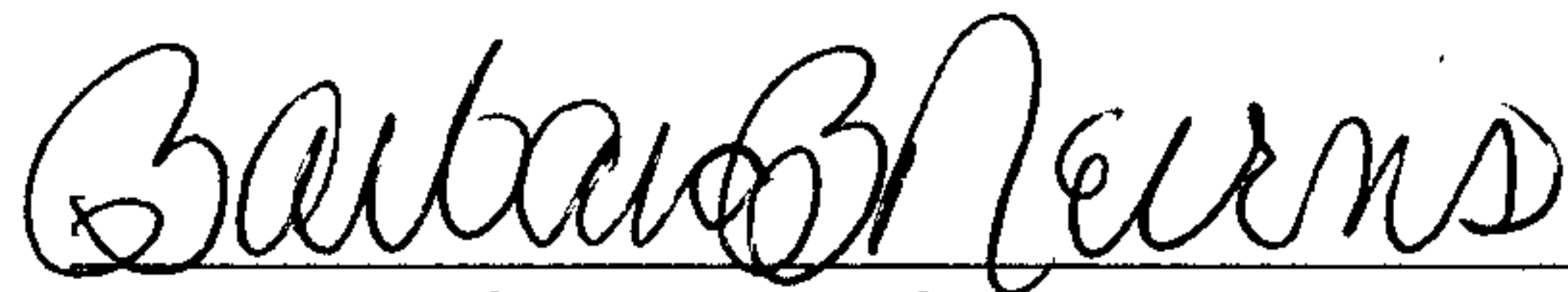
GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien,

encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereto set her signature and the seal of said company this 31st day of July, 2014.

JABCO, L.L.C.

 (SEAL)

By: Barbara B. Nevins

Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Barbara B. Nevins, whose name as Member of JABCO, L.L.C., a 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 said document, she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 31st day of July, 2014.



NOTARY PUBLIC
My commission expires: 5.21.16

Exhibit "A"


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A parcel of land in the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of said Section 25; thence run South along the East section line 1680.48 feet; thence turn 87 degrees 44 minutes 16 seconds right and run West 438.44 feet to a point on the Westerly right of way of McCain Parkway and the point of beginning; thence continue last course 236.13 feet to a point on the Easterly right of way of Interstate 65; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly along said right of way 287.14 feet; thence turn 77 degrees 06 minutes 02 seconds right and run Northeasterly and leaving said right of way 154.41 feet to a point on the Westerly right of way of McCain Parkway; thence turn 106 degrees 41 minutes 53 seconds right and run Southerly along said right of way 90.00 feet to a point on a counter clockwise curve having delta angle of 50 degrees 41 minutes 54 seconds and a radius of 291.07 feet; thence run along the arc of said curve 257.55 feet to the point of beginning; being situated in Shelby County Alabama.