

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-14-21663

Send Tax Notice To: Edwin B. Lumpkin

100 Metro Parkway
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

County of Shelby

} Know All Men by These Presents:



20141009000318540 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/09/2014 09:54:39 AM FILED/CERT

That in consideration of the sum of **One Million Nine Hundred Fifty Thousand Dollars and No Cents (\$1,950,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Lovelady Mini Storage, LLC**, (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 **Edwin B. Lumpkin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

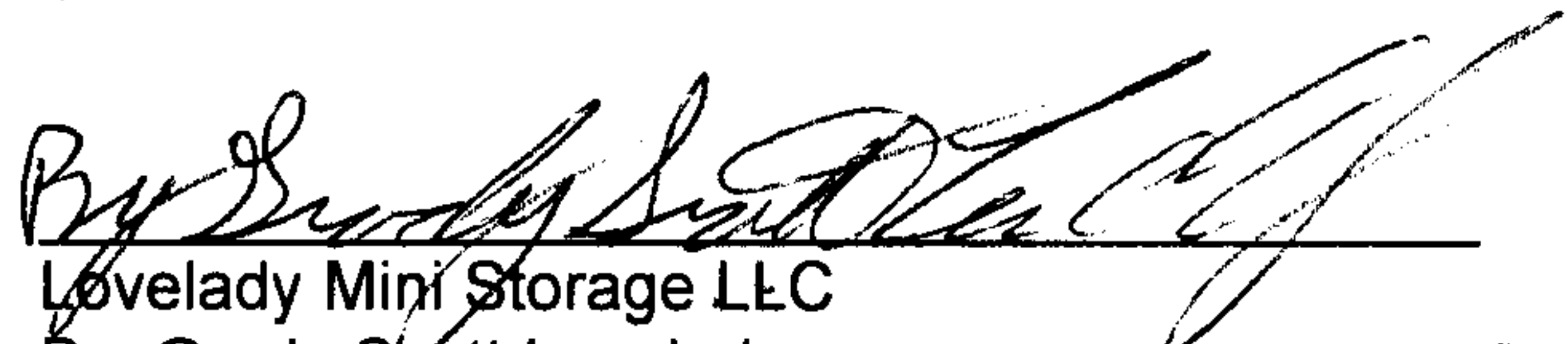
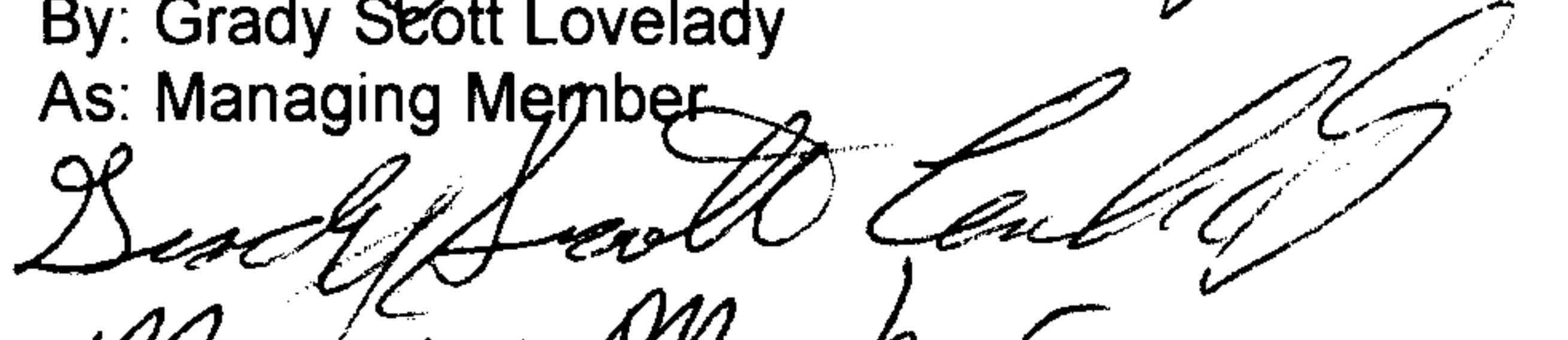
SEE EXHIBIT "A" ATTACHED HERETO

\$2,000,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Grady Scott Lovelady, as Managing Member of Lovelady Mini Storage LLC, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of September, 2014.

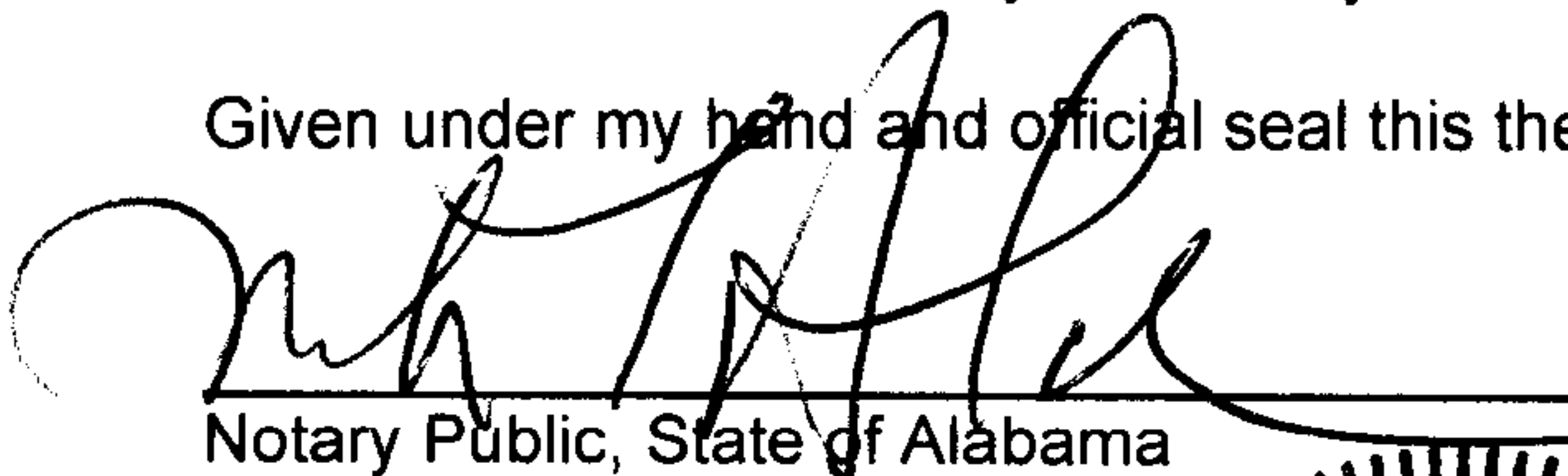

Lovelady Mini Storage LLC
By: Grady Scott Lovelady
As: Managing Member

Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Grady Scott Lovelady as Managing Member of Lovelady Mini Storage, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 2014.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

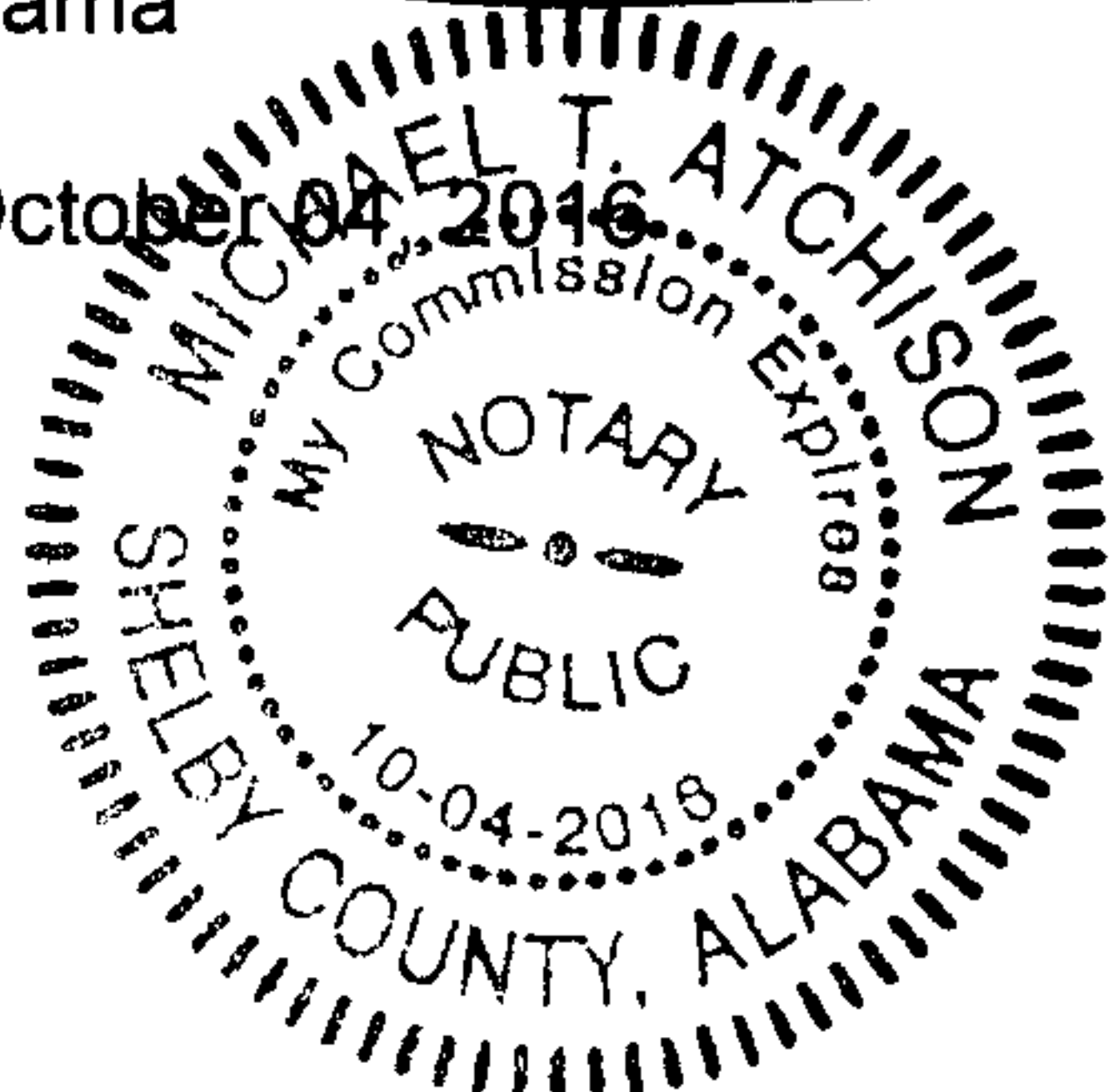


EXHIBIT A
LEGAL DESCRIPTION

Lot 4, according to the survey of Calera Commons Center, as recorded in Map Book 31, Page 148, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

PARCEL II:

Begin at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 56 minutes 17 seconds West along the South line of said 1/4-1/4 section a distance of 314.25 feet to a set rebar corner; thence run North 14 degrees 07 minutes 46 seconds West a distance of 461.87 feet to a found old iron corner; thence run North 89 degrees 57 minutes 31 seconds East a distance of 207.43 feet to a set rebar corner; thence run South 28 degrees 55 minutes 39 seconds East along an existing chain link security fence a distance of 413.94 feet to a set rebar corner at the PC of a property line curve to the right having a central angle of 83 degrees 55 minutes 31 seconds and a radius of 78.06 feet; thence run Southeasterly along the arc of said curve an arc distance of 114.35 feet to a set rebar corner on the South line of the SE 1/4 of the NW 1/4 of same said Section 23; thence run North 89 degrees 59 minutes 30 seconds West along said 1/4-1/4 line a distance of 40.75 feet to the point of beginning. Being situated in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.



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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 Grady Scott Lovelady

Grantee's Name Edwin B. Lumpkin

Mailing Address

3347 Pelham Pkwy
Pelham, AL 35124

Mailing Address

100 Metro Parkway
Pelham, AL 35124

Property Address

Lot 4
Parcel 11

Date of Sale September 29, 2014

Total Purchase Price

1,950,000

or

Actual Value

or

Assessor's 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

xx 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 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 of 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 September 29, 2014

Print

M. K. T. Johnson

Sign

M. K. T. Johnson

(Grantor/Grantee/Owner/Agent) circle one

 Unattested

Ac

(verified by)



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Form RT-1