

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Sobelwins, LLC
1976 McCain Parkway
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20141209000386780
12/09/2014 03:56:50 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thousand and no/100 (\$300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Martha Anne Mohring Jack, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sobelwins, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See attached Exhibit A.

Subject to existing easements, current taxes, restrictions, mineral rights, set-back lines and rights of way, if any, of record.

Subject to transmission line permit to Alabama Power Company as recorded in Deed Book 126, Page 303, in Probate Office.

Subject to right of way in favor of South Central Bell, as recorded in Real Book 133, Page 43, in Probate Office.

Subject to rights, if any, in favor of Dowdy Outdoor Adv., Inc., in that certain lease recorded in Real Book 327, Page 623; and Real Book 373, Page 380, in Probate Office.

Subject to right of way in favor of City of Pelham as recorded in Real Book 135, Page 777, in Probate Office.

JWP ~~\$255,000.00~~ ^{\$255,000.00} of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and/or assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and/or assigns, covenants with GRANTEE, and with GRANTEE'S successors and/or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and/or assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and/or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 2 day of December, 2014.

Martha Anne Mohring Jack
Martha Anne Mohring Jack

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Martha Anne Mohring Jack, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, she executed the same voluntarily on the day same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of December, 2014

Codi Ann Gallup
NOTARY PUBLIC
My Commission Expires: 8-15-16

Exhibit A

20141209000386780 12/09/2014 03:56:50 PM DEEDS 2/3

Legal Description

Lot 15-A, McCain Industrial Park, being more particularly described as follows:

Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West, and run Westerly along the North line of said Section, 782.14 feet; thence turn left 84 degrees 35 minutes 57 seconds and run 69.26 feet; thence turn left 9 degrees 09 minutes 18 seconds and run 411.47 feet; thence turn right 0 degrees 17 minutes 46 seconds and run 594.24 feet; thence turn left 26 degrees 44 minutes 06 seconds and run 37.82 feet to the point of beginning; thence turn left 59 degrees 48 minutes 24 seconds and run 201.54 feet to a point on the Westerly right of way of McCain Parkway; thence turn right 90 degrees 19 minutes 12 seconds and run along said right of way 285.50 feet; thence turn right 73 degrees 18 minutes 07 seconds and run 154.41 feet; thence turn right 102 degrees 53 minutes 58 seconds and run 268.50 feet; thence turn left 26 degrees 42 minutes 53 seconds and run 70.61 feet to the point of beginning.

For information purposes only, the property address is purported to be:
1976 McCain Pkwy., Pelham, AL 35124

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Martha Anne Mohring Jack
Mailing Address 168 Deerwood Lake Drive
Harpersville, AL 35078

Grantee's Name Sobelwins, LLC
Mailing Address 1976 McCain Parkway
Pelham, AL 35124

Property Address 1976 McCain Parkway
Pelham, AL 35124

Date of Sale 12/2/14
Total Purchase Price \$ 300000.00

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DEEDS 3/3

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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).

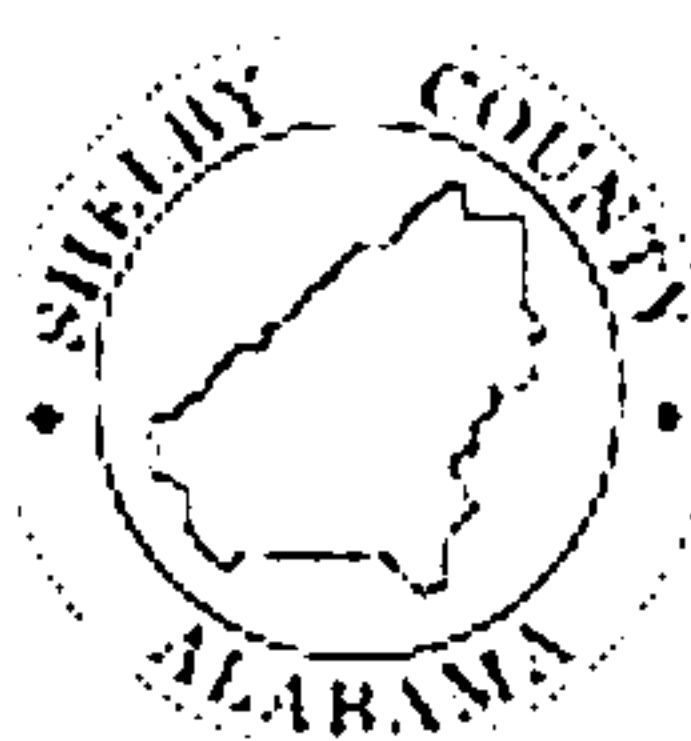
Date 12/9/14

Print Jeff W. Parmer

Unattested
(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/09/2014 03:56:50 PM
\$65.00 CHERRY
20141209000386780

James W. Fuhrmeister