


PREPARED BY:
Roy W. Williams, Jr.
Jackson & Williams, Attorneys
416 1st Avenue SE
Cullman, AL 35055


20141223000403610 1/5 \$416.00
Shelby Cnty Judge of Probate, AL
12/23/2014 02:17:37 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, RWW INVESTMENTS, INC., an Alabama corporation ("Grantor"), having a mailing address of 416 1ST Avenue SE, Cullman, AL 35055, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by TEES ENTERPRISES, INC., an Alabama corporation ("Grantee"), whose mailing address is P.O. Box 143, Holly Pond, AL 35083-0143, the receipt and legal sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee, in fee simple, all those certain lots or parcels of land situated in Shelby County, Alabama and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference (collectively, the "Property").

Source of Title: Instrument # 20130801000313490

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes.

TO HAVE AND TO HOLD the aforesaid Property, subject to the exceptions and reservations stated herein, together with all privileges and appurtenances thereto belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever.

Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, against every person whomsoever lawfully claiming by, through or under the said Grantor subject, however, to those matters described on Exhibit B hereto.

Shelby County, AL 12/23/2014
State of Alabama
Deed Tax: \$390.00

IN WITNESS WHEREOF, RWW INVESTMENTS, INC., an Alabama corporation,
has caused these presents to be executed by its duly authorized officer, effective as of THE
22nd DAY OF Dec., 2014.

RWW INVESTMENTS, INC., an Alabama
corporation

Roy W. Williams, Jr.
BY: ROY W. WILLIAMS, JR.
ITS: PRESIDENT

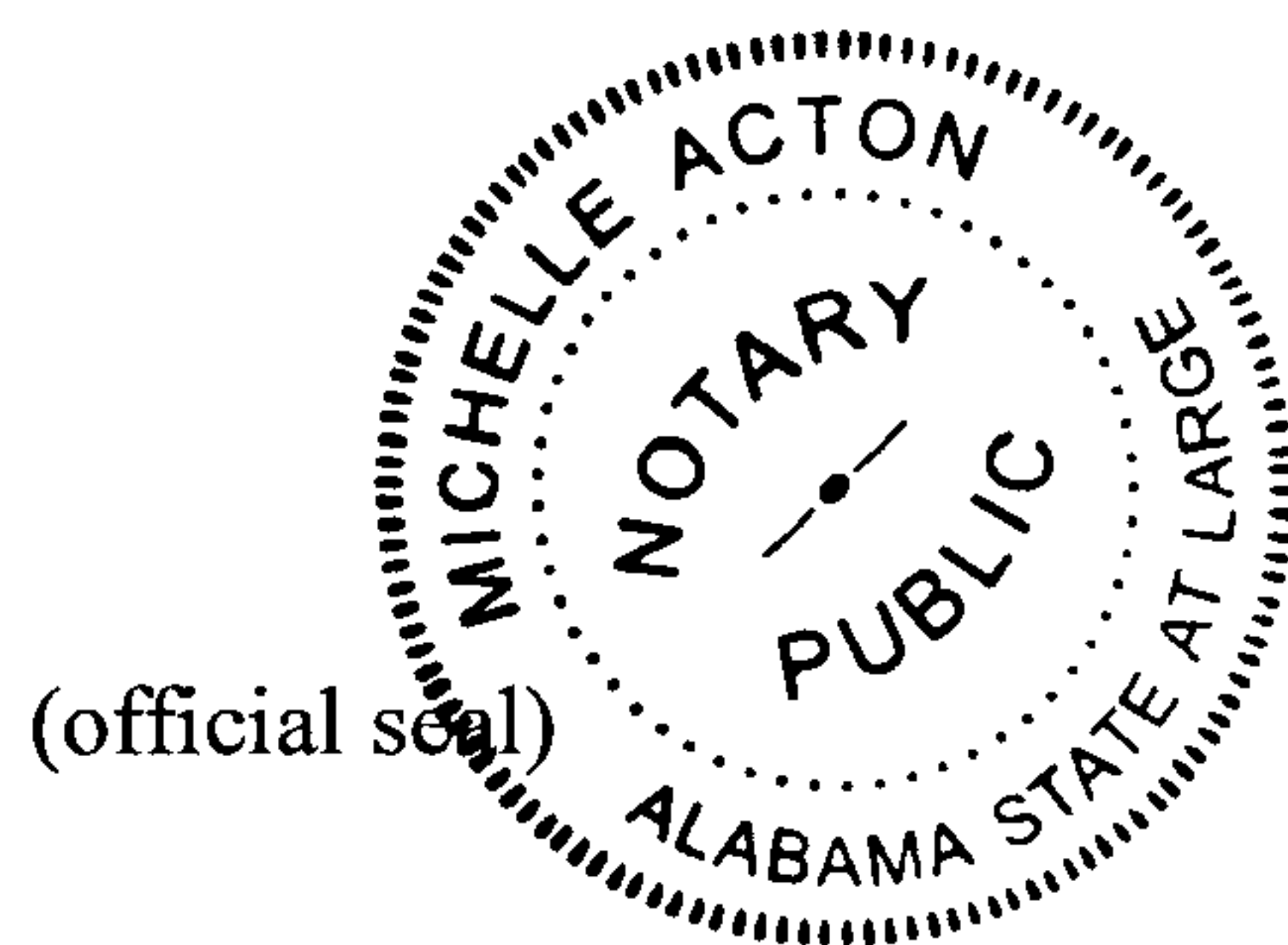
The State of Alabama }

County of Cullman }

ACKNOWLEDGMENT

I, Michelle Acton, a Notary Public for said County in said State, hereby certify that Roy W. Williams, Jr., whose name as President of RWW INVESTMENTS, INC., an Alabama corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 22nd day of Dec., 2014



Michelle Acton
Notary Public

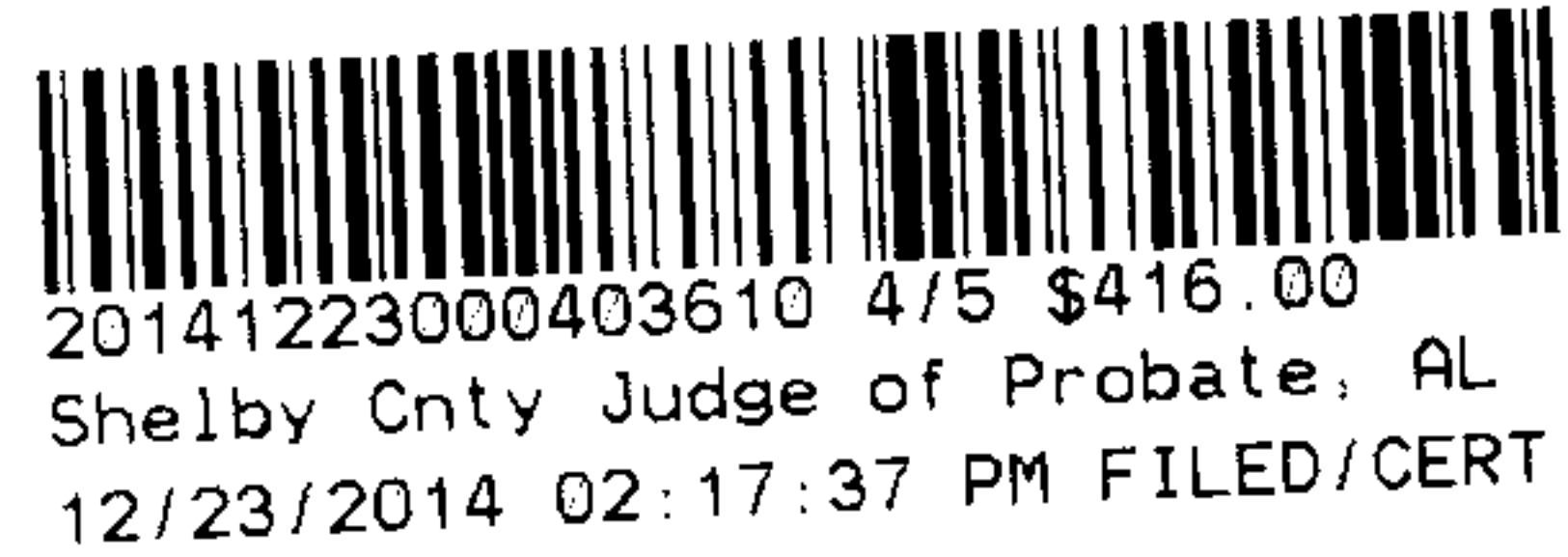
My commission expires: 11/4/18

Exhibit A
Legal Description

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 2 West; thence South $87^{\circ}19'32''$ East a distance of 420.65 feet to the Southwesterly right of way line of Shelby County Highway No. 87 (R.O.W. varies); thence South $24^{\circ}24'46''$ East along said right of way line a distance of 43.90 feet to a point on a curve to the right having a radius of 1,352.39 feet and a central angle of $4^{\circ}12'36''$; thence along said right of way line and the arc of said curve a distance of 99.37 feet, said arc subtended by a chord which bears South $22^{\circ}18'33''$ East a distance of 99.35 feet to the end of said curve; thence South $29^{\circ}56'26''$ East along said right of way line a distance of 97.04 feet to a point on a non-tangent curve to the right having a radius of 1,372.39 feet and a central angle of $2^{\circ}30'18''$; thence along said right of way line and the arc of said curve a distance of 60.00 feet, said arc subtended by a chord which bears South $14^{\circ}48'14''$ East a distance of 59.99 feet to the point of beginning, and to a point on a curve to the right having a radius of 1,372.39 feet and a central angle of $5^{\circ}17'32''$; thence along said right of way line and the arc of said curve a distance of 126.76 feet, said arc subtended by a chord which bears South $10^{\circ}54'19''$ East a distance of 126.72 feet, to a concrete right of way monument, said monument lying on a curve to the right having a radius of 1,372.39 feet and a central angle of $7^{\circ}17'37''$; thence leaving said right of way line and along the arc of said curve a distance of 174.70 feet, said arc subtended by a chord which bears South $4^{\circ}36'45''$ East a distance of 174.59 feet, to the end of said curve; thence South $89^{\circ}02'04''$ West, radial to the last described curve, a distance of 250.00 feet; thence North $7^{\circ}21'03''$ West a distance of 250.00 feet; thence North $77^{\circ}21'24''$ East a distance of 250.00 feet to the point of beginning.

Exhibit B
Permitted Exceptions



1. The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault public space and other public charges which are not yet due and payable.
2. All applicable laws (including zoning, building ordinances and land use regulations).
3. All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
4. All easements, restrictions, covenants, agreements, conditions, or other matters of record, provided the same do not prohibit the Property from being used in the manner in which it is used by Grantor on the date hereof, including, without limitation, the following:
 - a. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 352, Page 805 and Deed Book 352, Page 818, in the Probate Office of Shelby County, Alabama;
 - b. Release(s) of damages as set out in instrument(s) recorded in Deed Book 352, Page 805 and in Deed Book 352, Page 818 in the Probate Office of Shelby County, Alabama;
 - c. Restrictions, limitations, conditions and other provisions as set out in Inst. # 1996-39328 in the Probate Office of Shelby County, Alabama;
 - d. Right of way to Shelby County, Alabama as filed for record in Book 244, Page 129 in the Probate Office of Shelby County, Alabama;
 - e. Right of way to Shelby County, Alabama as filed for record in Book 265, Page 777-A in the Probate Office of Shelby County, Alabama;
 - f. That certain Resolution/Covenants as filed for record in Book 1996, Page 38767 in the Probate Office of Shelby County, Alabama;
 - g. Declaration of Covenants, Conditions and Restrictions as filed in Book 2001, Page 20649 in the Probate Office of Shelby County, Alabama;
 - h. Declaration of Covenants, Conditions and Restrictions as filed in Instrument # 2005062300031246 in the Probate Office of Shelby County, Alabama; and
 - i. All matters of record as shown on the plat of Shelby West Corporate Park South Phase I, which may apply to the Property, said plat filed for record in Plat Book 22, Page 74 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name RWW Investments, Inc.
Mailing Address 416 1st Avenue SE
Cullman, AL 35055

Grantee's Name Tee's Enterprises, Inc.
Mailing Address P.O. Box 143
Holly Pond, AL 35083-0143

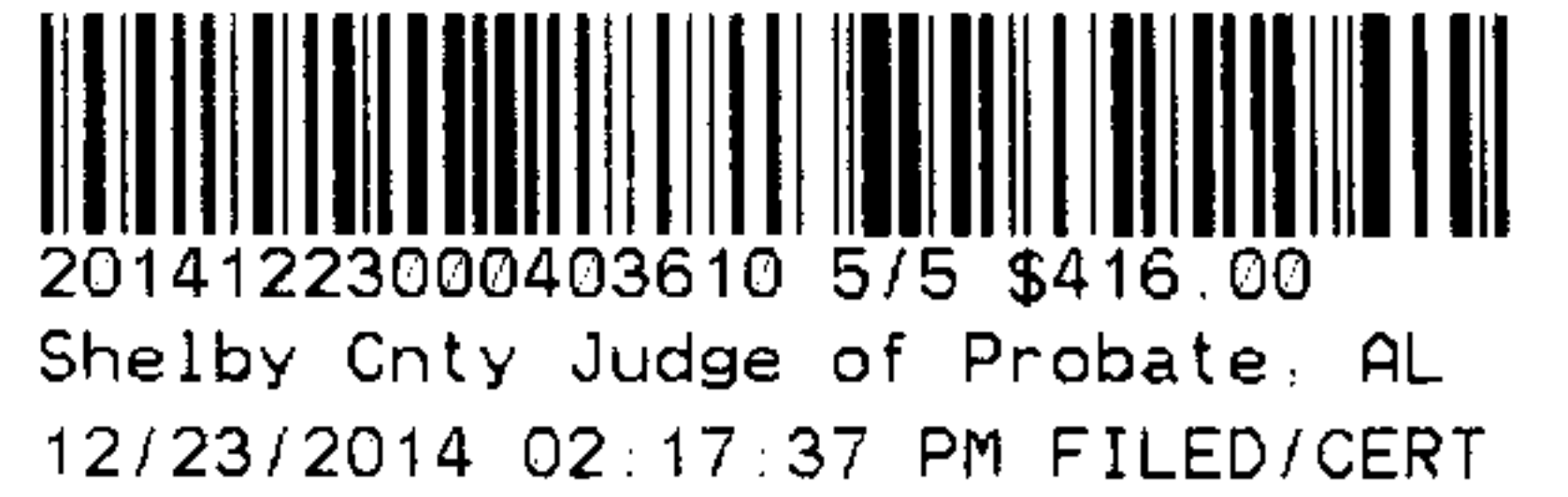
Property Address Hwy 87 & I-65
Calera, AL
vacant land

Date of Sale 12/22/14
Total Purchase Price \$ 390,000.00
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
☐ 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 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 12/22/14

Print Tee's Enterprises Inc.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1