

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



20141223000403620 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/23/2014 02:17:38 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM 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 TEE'S 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, the said Grantor does hereby REMISE, RELEASE, QUIT CLAIM AND CONVEY unto Grantee, all of Grantor's right, title, interest, and claim in and to 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 #20130801000313500

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.

TO HAVE AND TO HOLD the aforesaid Property to the said Grantee, Grantee's successors and assigns forever.

Shelby County, AL 12/23/2014
State of Alabama
Deed Tax: \$10.00

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



BY: ROY W. WILLIAMS, JR.
ITS: PRESIDENT

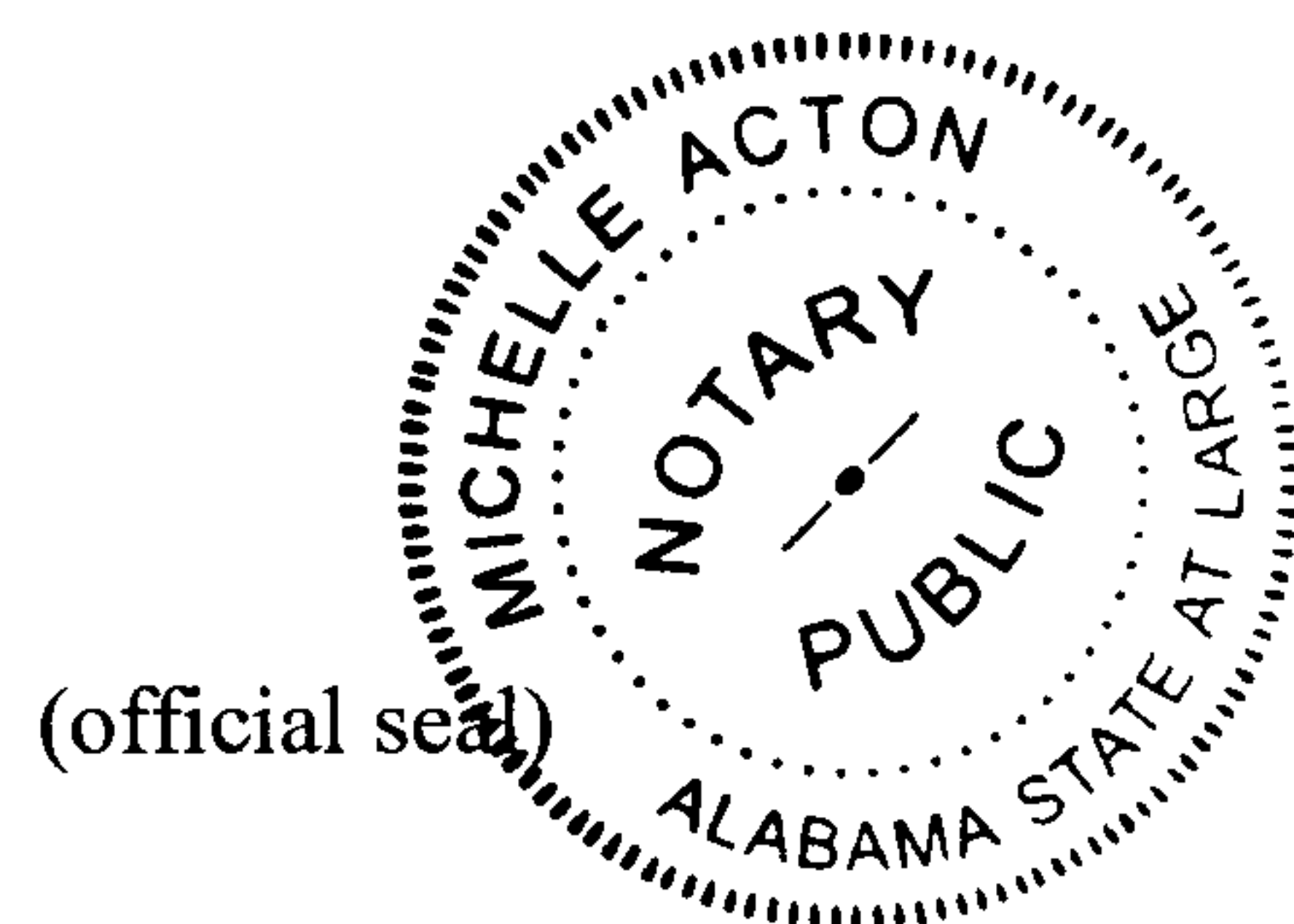
The State of Alabama }

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




Notary Public

My commission expires: 11/4/18

Exhibit A
Legal Description


20141223000403620 3/4 \$33.00
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A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 2 West, and being more particularly described as follows:

Commence at the Northwest corner of said Section 32 and run in an Easterly direction along the North line of said Section 32 for a distance of 420.65 feet to a point on the Southwesterly right of way of Shelby County Highway 87; thence leaving said Section line turn an interior angle to the left of 117 degrees 05 minutes 14 seconds and run in a Southeasterly direction along said right of way for a distance of 43.90 feet to a point on a tangent curve turning to the right, said curve having a radius of 1352.39 feet, a central angle of 04 degrees 12 minutes 36 seconds, and a chord distance of 99.35 feet; thence run in a Southeasterly direction along said right of way and along the arc of said curve for a distance of 99.37 feet to a found concrete monument; thence leaving said curve, turn an interior angle to the left from chord of 187 degrees 36 minutes 51 seconds and run in a Southeasterly direction along said right of way for a distance of 97.04 feet to a found capped rebar, point also being on a curve turning to the right, said curve having a radius of 1372.39 feet, a central angle of 02 degrees 30 minutes 29 seconds, an interior chord angle to the left of 164 degrees 54 minutes 11 seconds, and a chord distance of 60.07 feet; thence run in a Southeasterly direction along said right of way and along the arc of said curve for a distance of 60.08 feet to a found capped rebar, point also being the POINT OF BEGINNING, and point also being on a curve turning to the right, said curve having a radius of 1372.39 feet, a central angle of 05 degrees 17 minutes 30 seconds, an interior chord to chord angle to the left of 176 degrees 07 minutes 03 seconds, and a chord distance of 126.71 feet; thence run in a Southeasterly direction along said right of way and along the arc of said curve for a distance of 126.75 feet to a found concrete monument, point also being on a curve turning to the right, said curve having a radius of 1372.39 feet, a central angle of 07 degrees 17 minutes 01 seconds, an interior chord to chord angle to the left of 173 degrees 42 minutes 44 seconds, and a chord distance of 174.35 feet; thence run in a Southeasterly direction along said right of way and along the arc of said curve for a distance of 174.47 feet to a point lying 0.33 feet West of a found 5/8" rebar, point also being the Northeast corner of Lot 1 of Shelby West Corporate Park South Phase I; thence leaving said right of way turn an interior chord angle to the left of 86 degrees 22 minutes 22 seconds and run in a Westerly direction along the Northernmost boundary of said Lot 1 for a distance of 250.21 feet to a set capped rebar stamped GSA CA-560-LS; thence leaving said Northernmost boundary, turn an interior angle to the left of 96 degrees 19 minutes 18 seconds and run in a Northwesterly direction for a distance of 250.00 feet to a found capped rebar; thence turn an interior angle to the left of 95 degrees 17 minutes 33 seconds and run in a Northeasterly direction for a distance of 250.00 feet to the POINT OF BEGINNING.

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

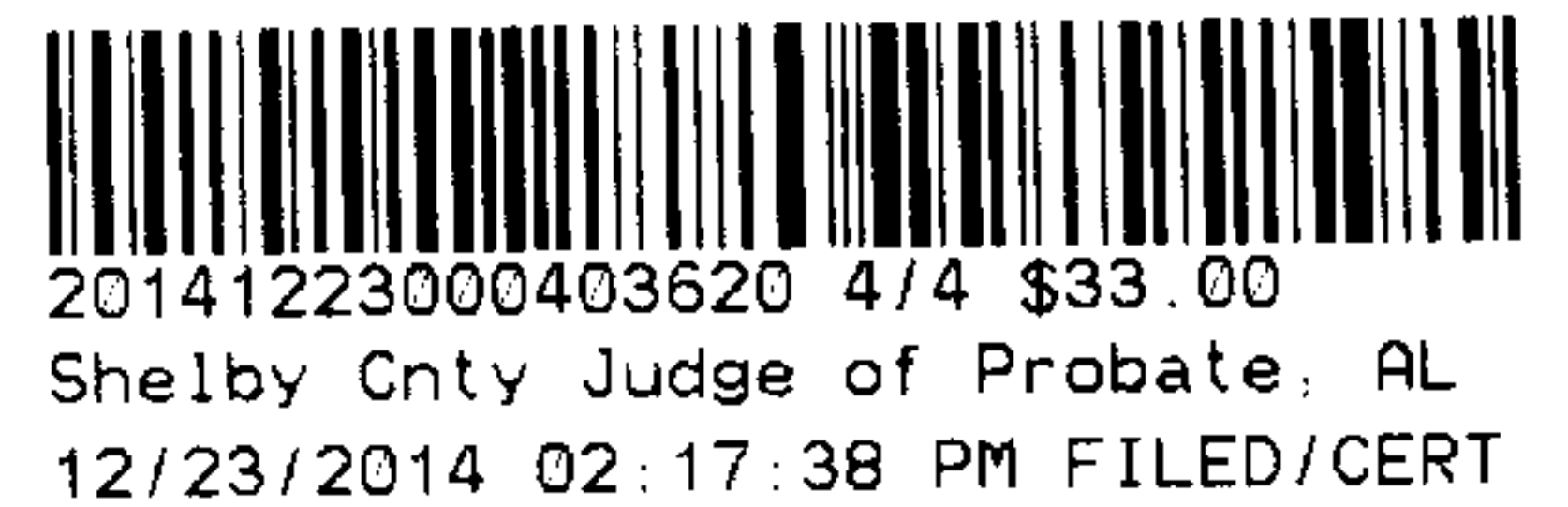
Property Address Hwy 87 & I-65
Calera, AL
vacant land

Date of Sale 12/22/14
Total Purchase Price \$ 10,000.00
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