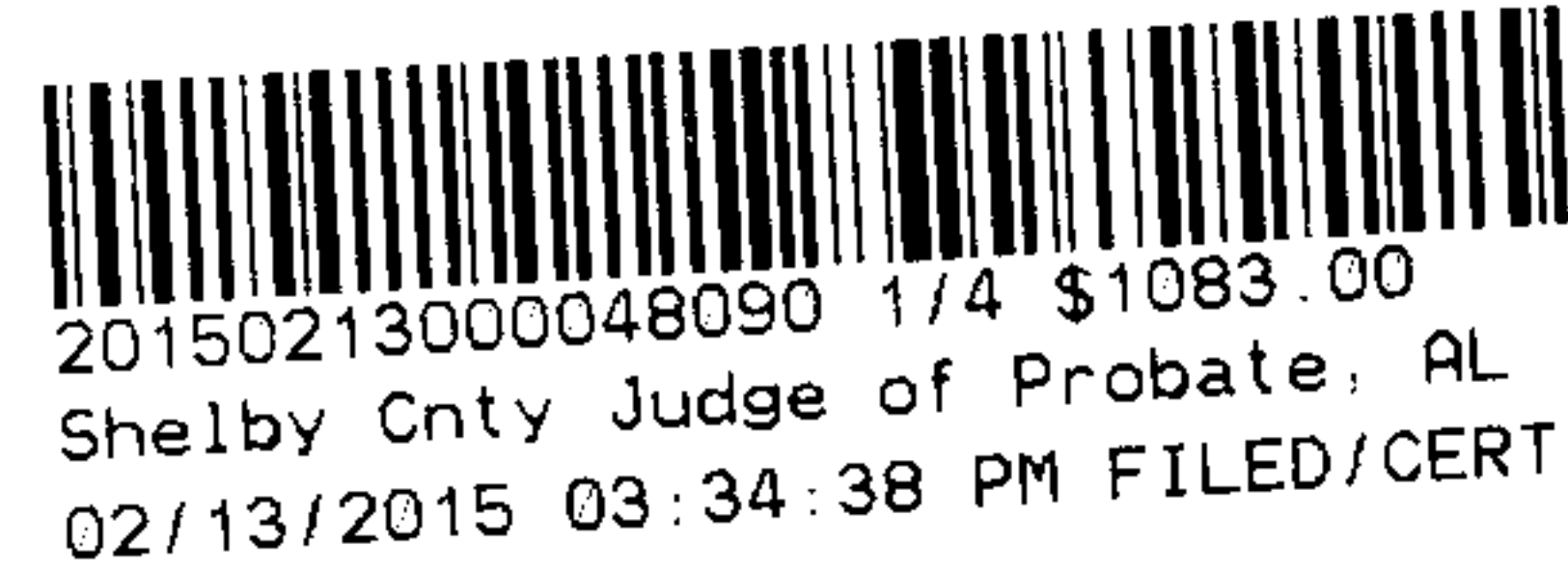


This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Graham LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242



STATUTORY WARRANTY DEED

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

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, **JOE A. SCOTCH, JR.**, a married man, and **WAYNE J. SCOTCH**, a married man (the "Grantors"), and in hand paid by **J&W SHELBY COUNTY, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the attached Exhibit "A".

SUBJECT TO exceptions, if any, listed on the attached Exhibit "A".

TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

And subject to the foregoing, the Grantors do for themselves, their heirs, successors and assigns, covenant with Grantee, its successors and assigns, that they will warrant and their successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantors, which claims are based upon matters occurring subsequent to Grantors' acquisition of the premises, and prior to the time of delivery of this deed.

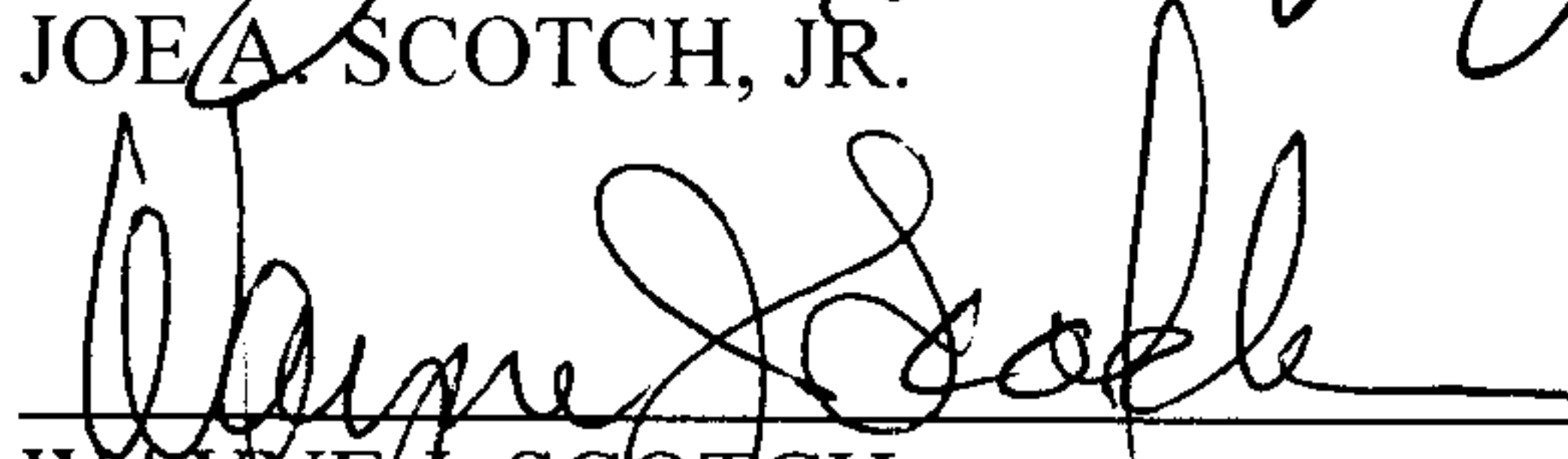
THE REAL ESTATE CONVEYED HEREBY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSES.

* * * * *

Shelby County, AL 02/13/2015
State of Alabama
Deed Tax: \$1060.00


IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, this the 1st day of February 2015.


JOE A. SCOTCH, JR.

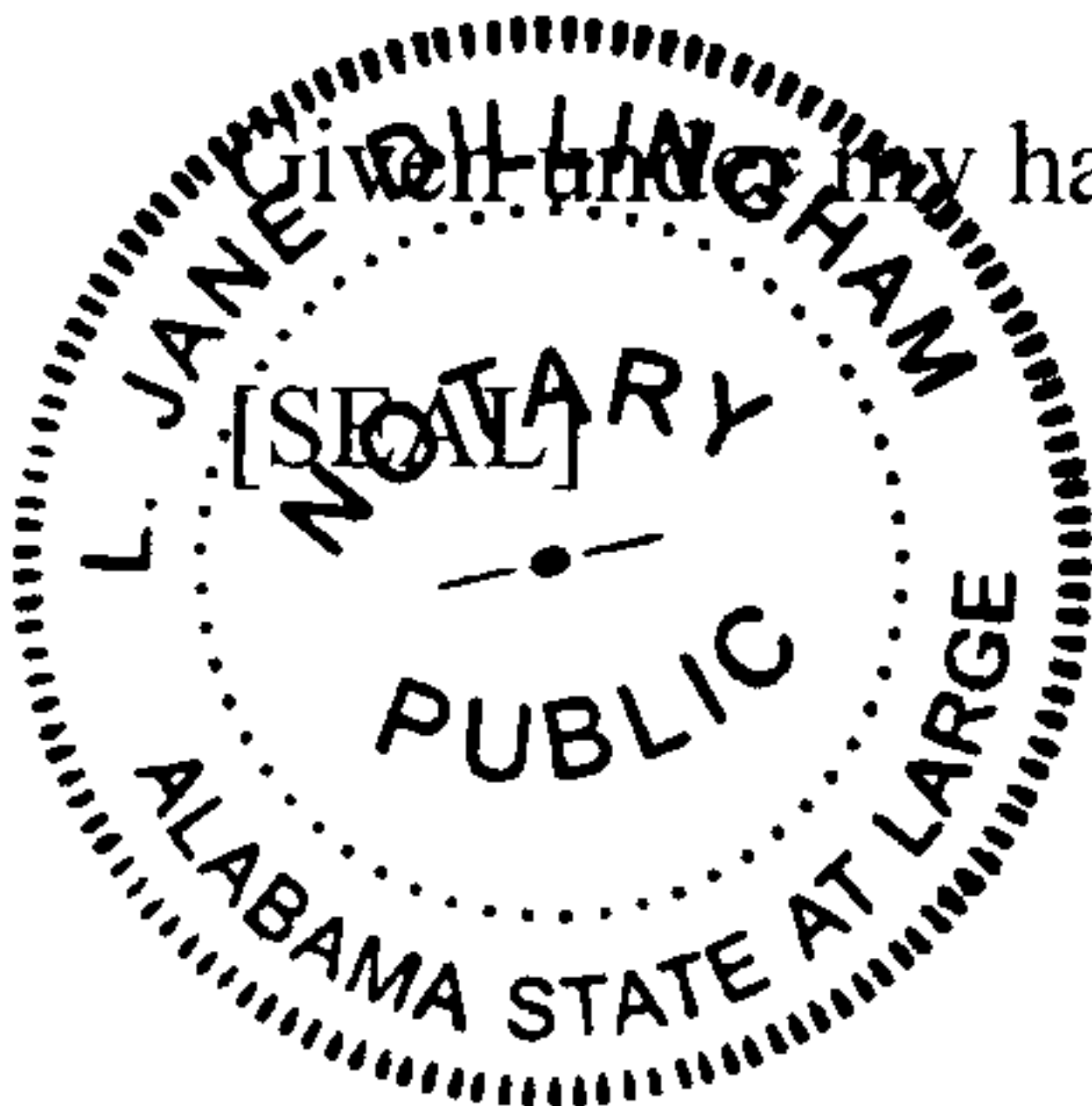

WAYNE J. SCOTCH

STATE OF ALABAMA
COUNTY OF Shelby

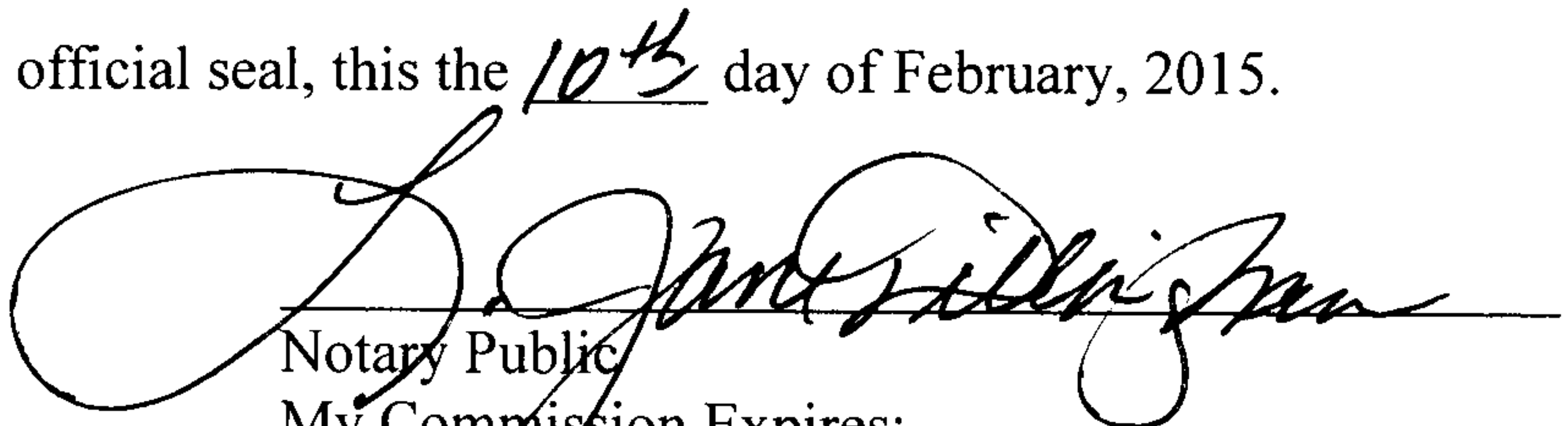
§
§


20150213000048090 2/4 \$1083.00
Shelby Cnty Judge of Probate, AL
02/13/2015 03:34:38 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOE A. SCOTCH, JR., whose name 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 instrument, he executed the same voluntarily.



Given under my hand and official seal, this the 10th day of February, 2015.


Notary Public
My Commission Expires:

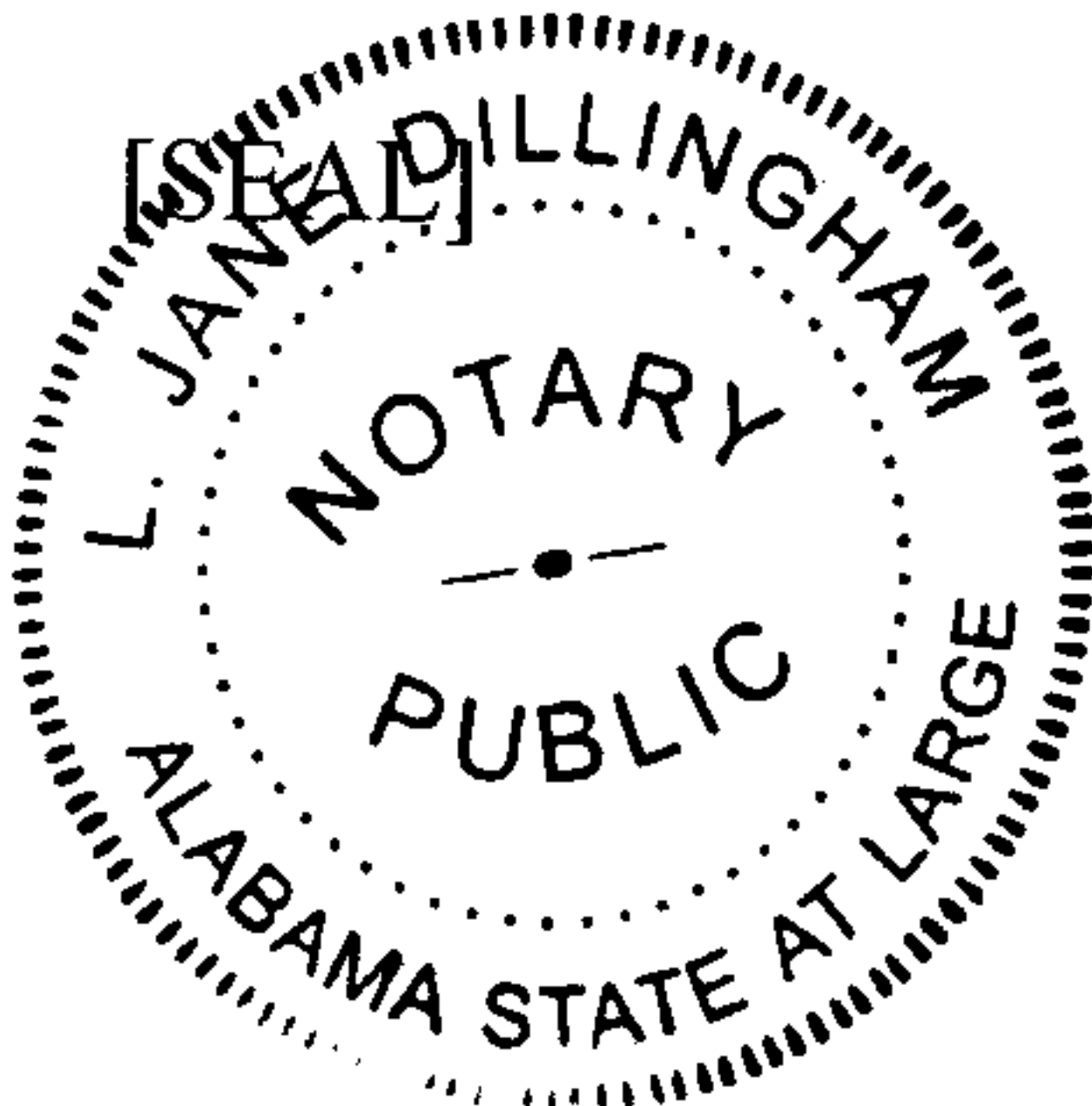


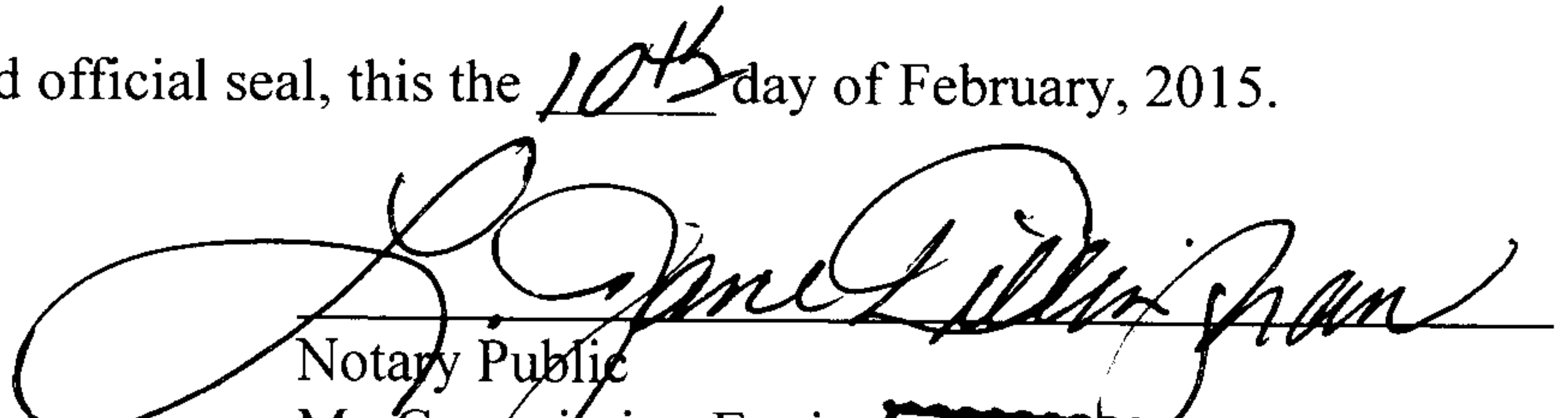
STATE OF ALABAMA
COUNTY OF Shelby

§
§

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WAYNE J. SCOTCH, whose name 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 instrument, he executed the same voluntarily.

Given under my hand and official seal, this the 10th day of February, 2015.




Notary Public
My Commission Expires:

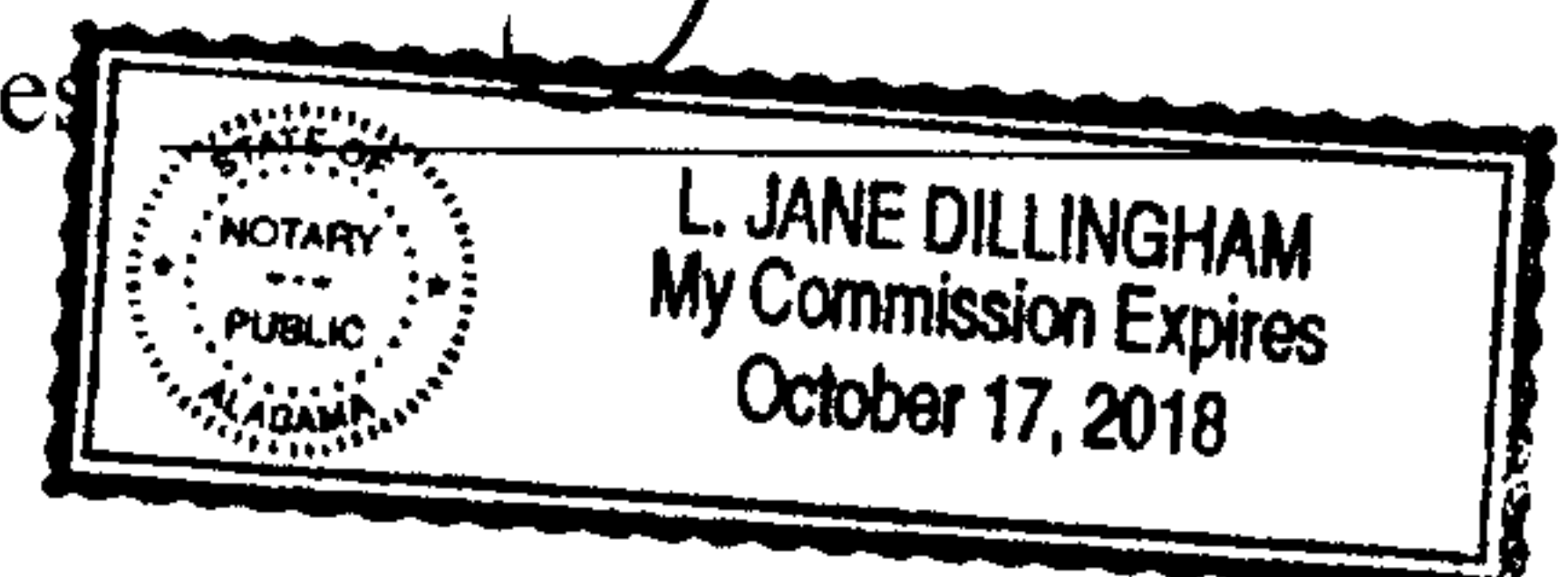



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 31; thence run in a northerly direction along the east boundary of the said Southwest 1/4 for a distance of 506.79 feet; thence turn a deflection angle to the left 121 deg. 25 min. 36 sec. and run in a southwesterly direction for a distance of 1325.96 feet; thence turn a deflection angle to the right of 129 deg. 40 min. 07 sec. and run in a northeasterly direction for a distance of 381.90 feet to the point of beginning; thence continuing in the last said course for a distance of 315.39 feet to a point on the southerly right of way line of Alabama Highway No. 119 and a point on a curve to the left, said curve having a radius of 1979.89 feet, a central angle of 05 deg. 20 min. 52 sec. and a chord distance of 184.73 feet; thence turn an interior angle to the left 100 deg. 50 min. 29 sec. to the chord of said curve and run in an easterly direction along said right of way line and along said curve for a distance of 184.80 feet; thence leaving said right of way, turn an interior angle to the left 102 deg. 31 min. 45 sec. from chord of said curve and run in a southeasterly direction for a distance of 238.98 feet; thence turn an interior angle to the left 169 deg. 40 min. 48 sec. and run in a southwesterly direction for a distance of 65.01 feet; thence turn an interior angle to the left 90 deg. 00 min. 00 sec. and run in a southwesterly direction for a distance of 298.62 feet to the point of beginning.


20150213000048090 3/4 \$1083.00
Shelby Cnty Judge of Probate, AL
02/13/2015 03:34:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Joe A. Scotch, Jr. and
Mailing Address Wayne J. Scotch
110 Scotch Drive, Suite 101
Birmingham, AL 35242

Grantee's Name J&W Shelby County, LLC
Mailing Address 110 Scotch Drive, Suite 101
Birmingham, AL 35242


Property Address Cahaba Valley Station
210 - 226 Cahaba Valley Road
Pelham, AL 35124
PID #10-9-31-3-001-019.011

Date of Sale February 9, 2015
Total Purchase Price \$ _____
or
Actual Value \$ 1,060,000.00
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


20150213000048090 4/4 \$1083.00
Shelby Cnty Judge of Probate, AL
02/13/2015 03:34:38 PM FILED/CERT

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 2/10/15

Print WAYNE J. Scotch
Sign Wayne Scotch
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1