

NEITHER TITLE NOR SURVEY HAS BEEN REVIEWED BY PREPARER

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JAX Investments, LLC
889 4th Street SE
CHILDERSBURG, ALABAMA 35044


20150420000127810 1/4 \$102.00
Shelby Cnty Judge of Probate, AL
04/20/2015 02:36:55 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10th day of April, 2015, by **SUNSET PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as the "Grantor"), to **JAX INVESTMENTS, LLC, an Alabama limited liability company** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse chain to the Property since the date of acquisition thereof by the Grantor.

Shelby County, AL 04/20/2015
State of Alabama
Deed Tax: \$79.00

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

SUNSET PROPERTIES, LLC
200 OFFICE PARK DRIVE, SUITE 340
BIRMINGHAM, ALABAMA 35223

Grantee's Name and Mailing Address:

JAX INVESTMENTS, LLC
889 4th Street SE
CHILDERSBURG, ALABAMA 35044

Property Address: 444 Brothers Avenue
Wilsonville, Alabama 35186

Tax Assessors Value: \$12,350.00
(Parcel ID: 19-3-07-2-001-003.000)

Tax Assessors Value: \$66,520.00
(Parcel ID: 19-3-07-2-001-003.001)

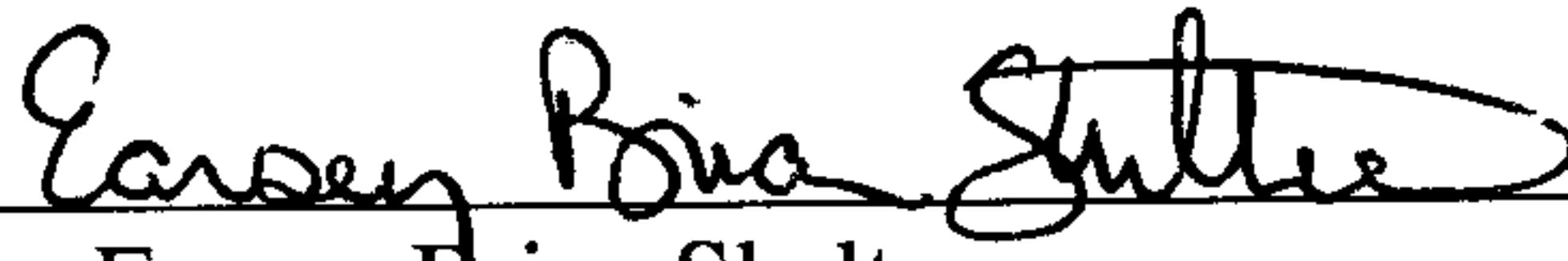
The Value of the Property can be verified by the Shelby Tax Assessors Records.

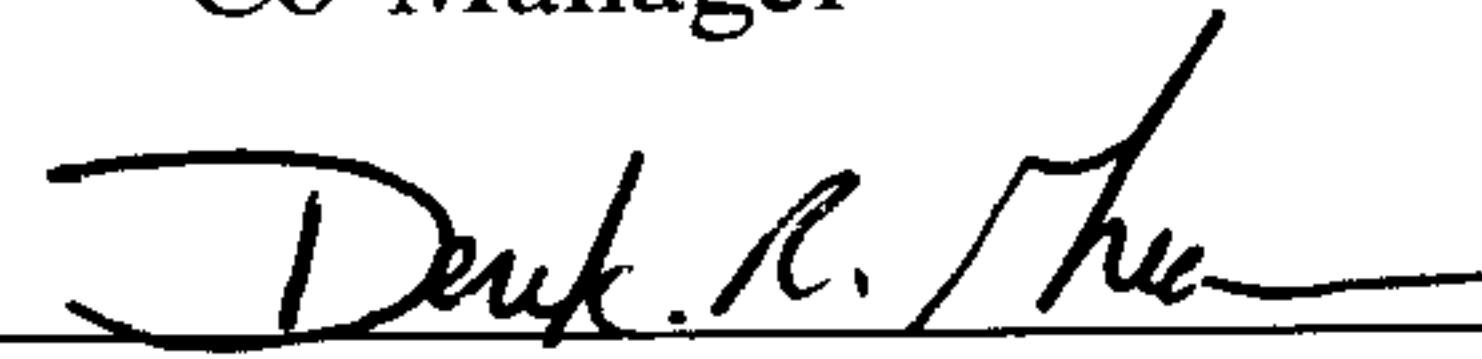
[Signature appears on following page]


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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:
SUNSET PROPERTIES, LLC


By: Earsey Brian Skelton
Its: Co-Manager

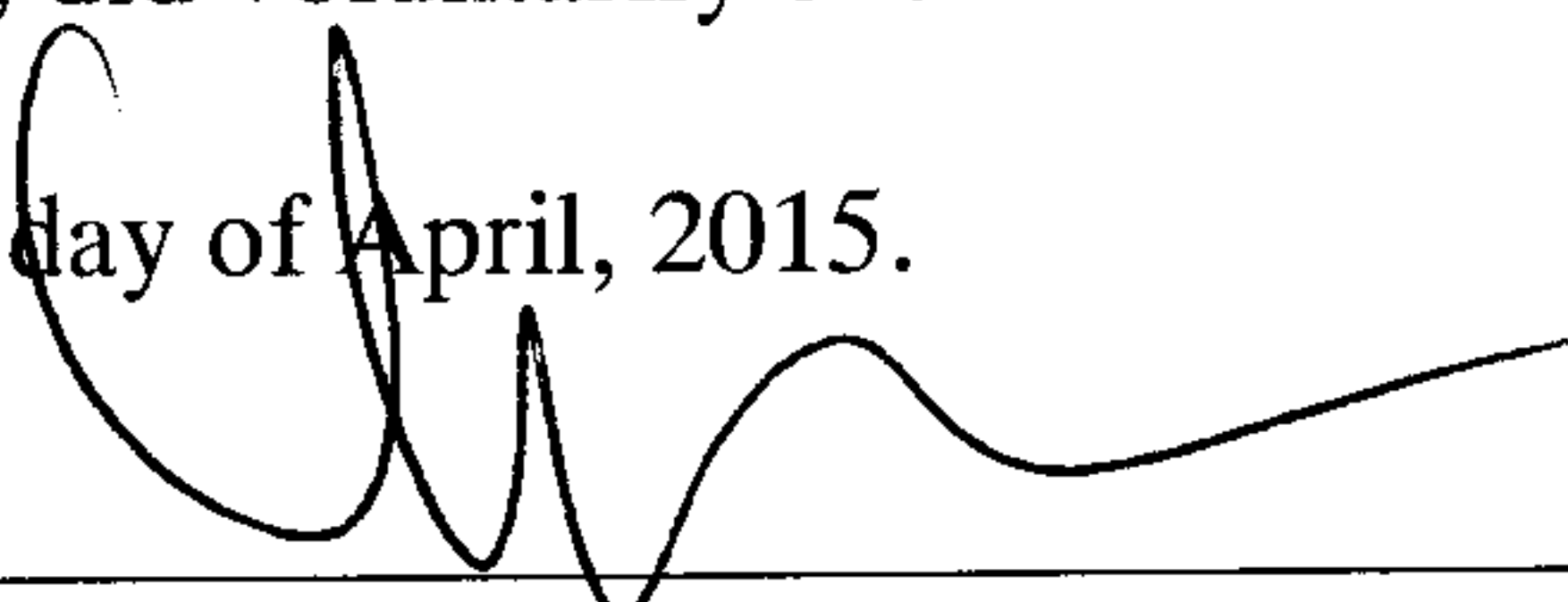

By: Derek R. Green
Its: Co-Manager


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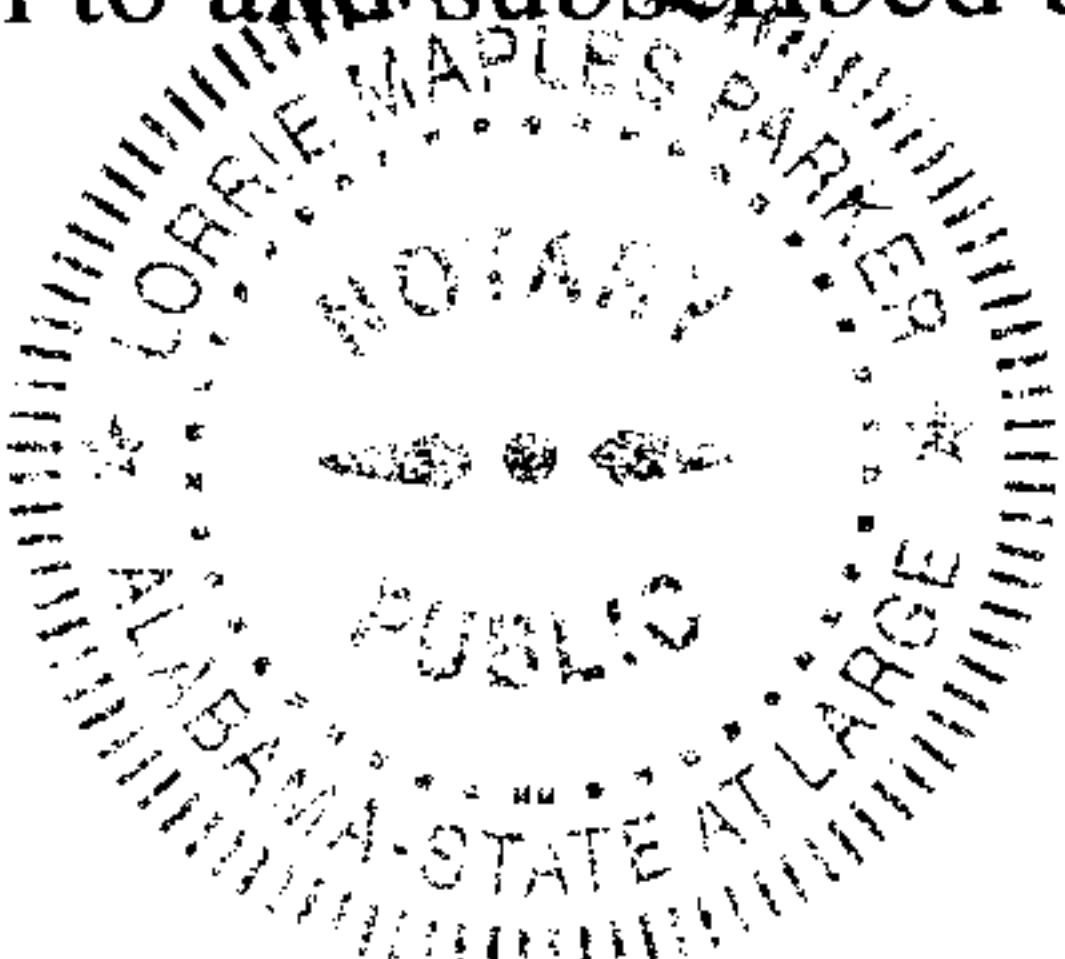
State of Alabama)
Jefferson County)

Before me, the undersigned, a Notary Public and in for said county and State, personally appeared Earsey Brian Skelton, as Co-Manager of Sunset Properties, LLC, an Alabama limited liability company, who, being fully informed of the contents hereof, did voluntarily execute same.

Sworn to and subscribed before me, on this 10th day of April, 2015.



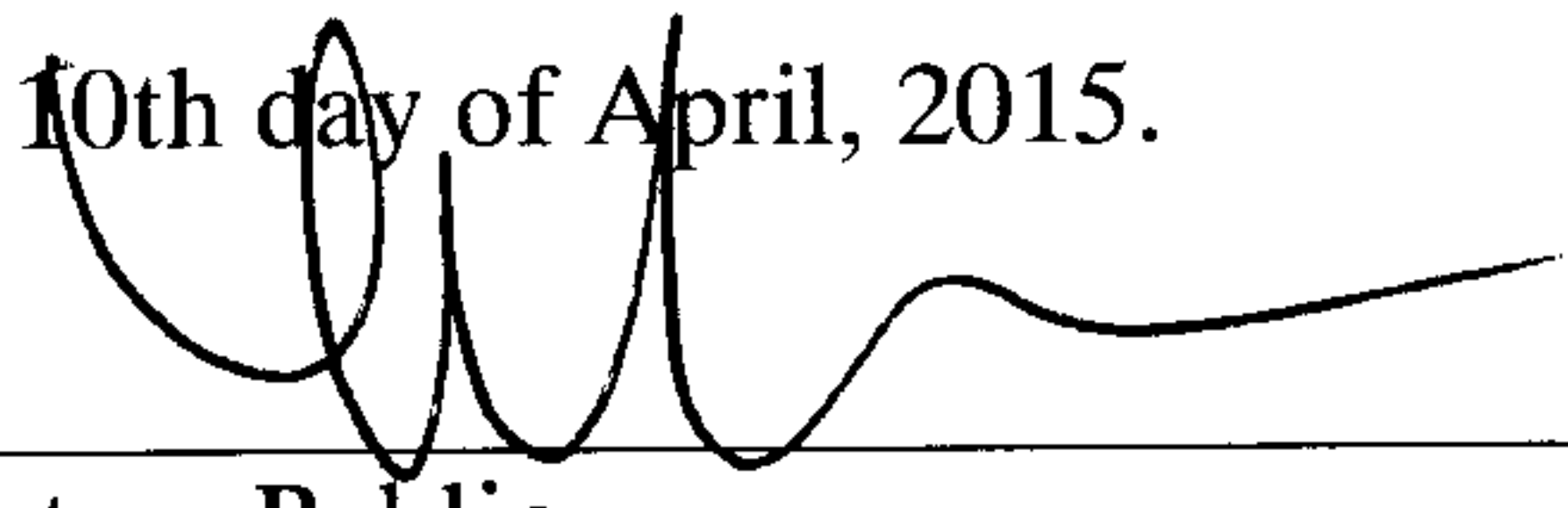
Notary Public
My Commission Expires: 10/16/2015



State of Alabama)
Jefferson County)

Before me, the undersigned, a Notary Public and in for said county and State, personally appeared Derek R. Green, as Co-Manager of Sunset Properties, LLC, an Alabama limited liability company, who, being fully informed of the contents hereof, did voluntarily execute same.

Sworn to and subscribed before me, on this 10th day of April, 2015.



Notary Public
My Commission Expires: 10/16/2015

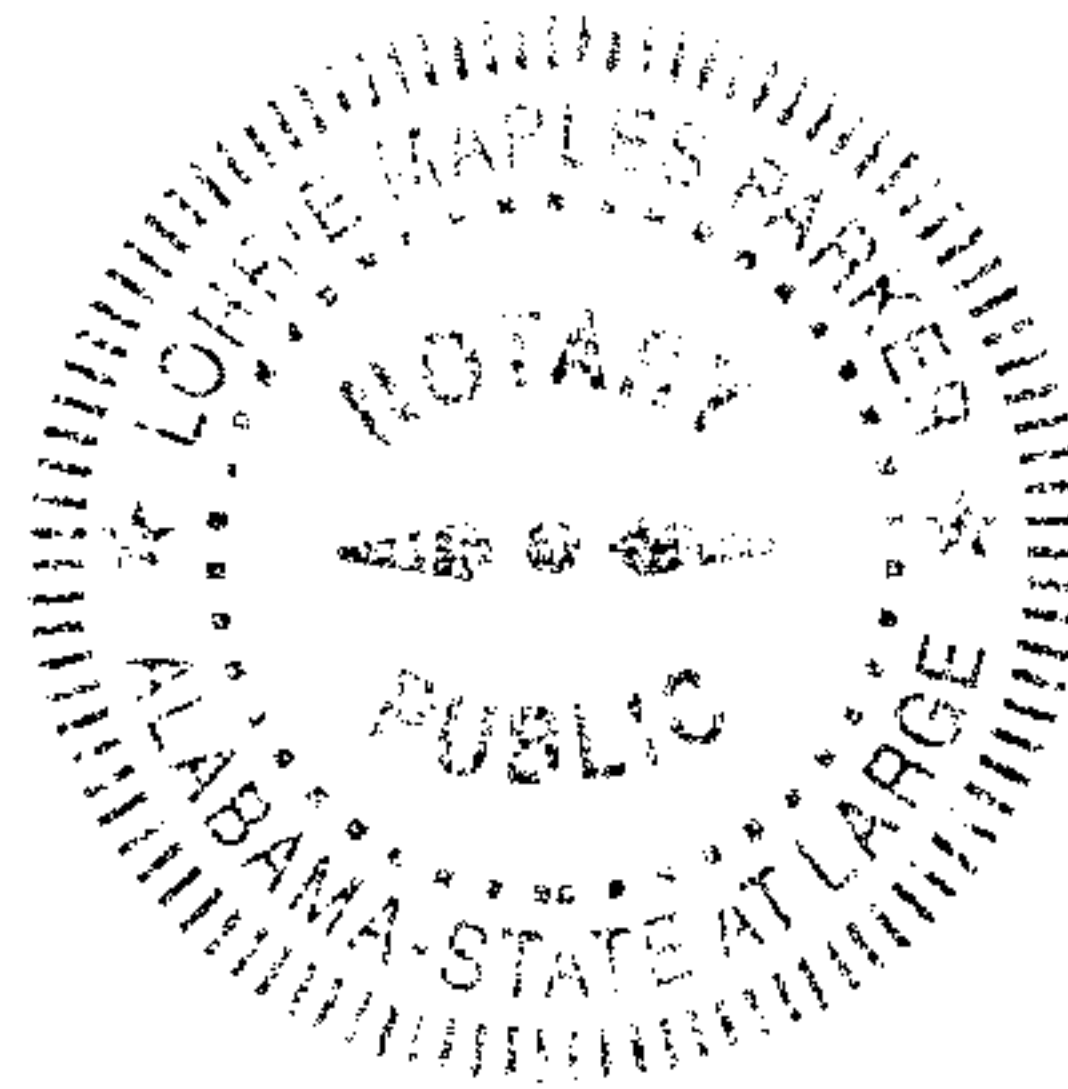


EXHIBIT "A"

LEGAL DESCRIPTION


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Lots 11, 12, 25, 26 and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4, Page 59.

Less and Except the West 50 Feet of uniform width of Lot 11 and Lot 25. All being situated in Shelby County, Alabama.