

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Magnum Properties, LLC
Attn: W. Price Hightower, III
2106 Devereaux Circle
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTIES OF JEFFERSON)
AND SHELBY)



20150612000584250 1/5
Bk: LR201513 Pg: 16648
Jefferson County, Alabama
I certify this instrument filed on:
06/12/2015 02:24:33 PM D
Judge of Probate- Alan L. King

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Million and No/100 Dollars (\$2,000,000.00), and other good and valuable consideration, paid to the undersigned grantor, Roy L. Martin, a married man ("Grantor"), by Magnum Properties, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Jefferson and Shelby Counties, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS.

SUBJECT TO: (1) Current taxes; (2) Right-of-way to Alabama Power Company recorded in Volume 2741, Page 269 (Parcels I and II of Alford Avenue Parcel); (3) Easements recorded in Volume 4728, Page 133, and in Volume 4164, Page 276 (Parcel I of Alford Avenue Parcel); (4) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records and rights reserved in Volume 573, Page 203 (Parcels I and II of Alford Avenue Parcel); (5) Easement to Alabama Power Company recorded in Volume 1852, Page 9 (Trussville Parcel); (6) Transmission Line Permits to Alabama Power Company recorded in Deed Book 109, Page 57, in Deed Book 142, Page 82, and in Deed Book 170, Page 278 (Pelham Parcel); and (7) Right-of-way to Shelby County, Alabama, recorded in Deed Book 101, Page 249 (Pelham Parcel).

\$1,800,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein.

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).

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03:58:36 PM DEEDS 1/5

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 29th
day of May, 2015.

WITNESS:

Anne P. Marshall

Roy L. Martin
Roy L. Martin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, 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 of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of May, 2015.

Anne P. Marshall
Notary Public

My Commission Expires: 2/10/2019

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EXHIBIT "A"

ALFORD AVE PARCEL

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PARCEL I

Part of the West 90.00 feet of Lot J of Steiner's Resurvey or Lots 5 through 23, Block 15, Shades Cliff as recorded in Map Book 25 page 63, in the Probate Office of Jefferson County, Alabama, more particularly described as follows: Commence at the intersection of the East right-of-way line of Hollister Way and the North right-of-way line of Alford Avenue; thence run Easterly along said right-of-way line of Alford Avenue for 400.00 feet to the Southwest corner of said Lot J, said point being the point of beginning; thence to the left with a deflection angle of 92° 00' and run Northerly along the West line of said Lot J for 200.00 feet to the Northwest corner of said Lot J; thence to the right with an interior angle of 88° 00' and run Easterly along the Northerly line of said Lot J for 90.00 feet; thence to the right with an interior angle of 92° 00' and run Southerly and parallel with the West line of said Lot J for 169.98 feet to a point on the new right-of-way line of Alford Avenue; thence to the right with an interior angle of 106° 38' 15" and run Southwesterly along said West right-of-way line of Alford Avenue for 93.89 feet to the point of beginning, being situated in Jefferson County, Alabama.

LESS AND EXCEPT that part of subject property taken by the State of Alabama for highway purposes described as follows: A part of Lot J, according to Steiner's Resurvey of Lots 5 through 23, Block 15, of Shades Cliff, the map or plat of which is recorded in Map Book 25 page 63 in the Office of the Judge of Probate of Jefferson County, Alabama and being more fully described as follows: Beginning at the Southwest corner of said Lot J; thence Easterly along the South line of said Lot J a distance of 88 feet, more or less, to the East property line; thence Northerly along said East property line a distance of 32 feet; thence Southwesterly along a straight line a distance of 93 feet, more or less, to the point of beginning, being situated in Jefferson County, Alabama.

PARCEL II

Lot 24 and the East ½ of Lot 25, block 15, Shades Cliff, as recorded in Map Book 7, Page 98, in the Probate Office of Jefferson County, Alabama, more particularly described as follows: Commence at the intersection of the East right-of-way line of Hollister Way and the North right-of-way line of Alford Ave; thence run Easterly along said right-of-way line of Alford Avenue for 325.00 feet to the point of beginning; thence to the left with a deflection angle of 92° 00' and run Northerly along the West line of said East ½ of Lot 25 for 200.00 feet; thence to the right with an interior angle of 88° 00' and run Easterly along the North line of said Lots 25 and 24 for 75 feet; thence to the right with an interior angle of 90° 00' and run Southerly along the East line of said Lot 24 for 200.00 feet to a point in the Northerly right-of-way line of Alford Avenue; thence to the right with an interior angle of 88° 00' and run Westerly along said right-of-way of Alford Avenue for 75.00 feet to the point of beginning; being situated in Jefferson County, Alabama.

PELHAM PARCEL

PARCEL I

A parcel of land located in the NW ¼ of the NW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Section; thence in an Easterly direction along the North line of said Section, a distance of 765.13 feet to the Westerly right-of-way line of U. S. Highway No. 31; thence 77° 46' right, in a Southeasterly direction a distance of 229.78 feet to the South right-of-way line of West Street, said point being the point of beginning; thence continue along last described course a distance of 137.0 feet; thence 93° 58' 03" right, in a Westerly direction a distance of 138.72 feet to a point on the Easterly right of way line of Main Street; thence 88° 19' 12" right, in a Northwesterly direction along said right-of-way line a distance of 137.0 feet to the South right-of-way line of West Street; thence 91° 47' 45" right, in a Southeasterly direction along said right-of-way line a distance of 133.26 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land situated in the NW ¼ of the NW ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of said Section 24; thence in an Easterly direction along and with said line 765.13 feet to westerly right-of-way margin of U. S. Highway 31; thence 77° 46' right, along and with said right-of-way margin, 366.78 feet to the point of beginning; thence 93° 58' 03" right, 138.72 feet to a point on the easterly right-of-way margin of Main Street; thence with a deflection of 91° 40' 48" left, along and with said right-of-way margin 13.77 feet to a point; thence with a deflection of 91° 09' 20" left, 139.11 feet to the westerly right-of-way margin of U. S. Highway 31; thence with a deflection of 92° 20' 24" left, along and with said right-of-way margin, 6.91 feet to the point of beginning; being situated in Shelby County, Alabama.

TRUSSVILLE PARCEL

Commencing at the NE corner of the NW ¼ of the NW ¼ of Section 26, Township 16 South, Range 1 West, of the Huntsville Meridian; thence along said Section line South 89° 58' 19" East, a distance of 132.00 feet; thence leaving said Section line and running along the centerline of Carol Street (an unopened 50-foot right-of-way at this point) South 26° 06' 19" East, a distance of 631.71 feet to the point of beginning; thence continuing Southeasterly along the Westerly margin of Carol Street (an unopened 25-foot right-of-way at this point) South 26° 06' 19" East, a distance of 287.02 feet to the Northerly right-of-way of U. S. Highway 11, said right-of-way of U. S. Highway 11 being 120 feet wide at this point; thence along said Northerly right-of-way of U. S. Highway 11, South 70° 12' 00" West, a distance of 152.97 feet; thence leaving said right-of-way of U. S. Highway 11, and running North 26° 06' 19" West, a distance of 285.97 feet to a point on the Southerly line of Dew Gardens Subdivision; thence running with said Southerly line of Dew Gardens Subdivision, North 69° 48' 24" East, a distance of 152.86 feet to the point of beginning; being situated in Jefferson County, Alabama.

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20150612000198050 06/12/2015 03:58:36 PM DEEDS 5/5
Real Estate Sales Validation Form

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

Grantor's Name:
Roy L. Martin
Mailing Address:
1960 Highway 33, Suite A
Pelham, AL 35124

Grantee's Name:
Magnum Properties, LLC
Mailing Address:
2106 Devereaux Circle
Birmingham, AL 35243

Property Addresses:
3170 Highway 31 S. Pelham, AL 35124
1220 Alford Ave., Birmingham, AL 35226
428 Main St., Trussville, AL 35173

Date of Sale: _____
Total Purchase Price : \$2,000,000.00
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 _____
Other _____

Appraisal _____
Closing Statement XX

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 applicable.

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 provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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 Section 40-22-1 (b).

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 Section 40-22-1 (b).

Date: 5/29/2015

Roy L. Martin
(verified by Grantor)
Roy L. Martin

Form RT-1

20150612000594350 5/5
Bk: LR201513 Pg:16648
Jefferson County, Alabama
06/12/2015 02:24:33 PM D
Fee - \$28.00
Deed Tax - \$200.00

Total of Fees and Taxes-\$228.00
DGENERALLY



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2015 03:58:36 PM
\$27.00 CHERRY
20150612000198050

James W. Fuhrmeister