


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

SEND TAX NOTICE TO:
JPM Investment Properties I, LLC
P. O. Box 1667
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150814000282340 1/4 \$993.00
Shelby Cnty Judge of Probate, AL
08/14/2015 10:09:01 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Nine Hundred Seventy Thousand and No/100 (\$970,000.00) Dollars to the undersigned grantor, Roy Martin Construction, LLC, an Alabama limited liability company, in hand paid by JPM Investment Properties I, LLC, the receipt whereof is hereby acknowledged, the said Roy Martin Construction, LLC, an Alabama limited liability company (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said JPM Investment Properties I, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 14, run in a Westerly direction along the North line of said 1/4 1/4 Section for a distance of 338.75 feet; thence 90 deg. left in a Southerly direction for a distance of 549.07 feet, more or less, to a point on the South right of way line of Industrial Park Drive, said point being the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 21 deg. 09 min. 31 sec. and a radius of 242.71 feet; thence turn an angle to the left and run along the arc of said curve in an Easterly direction for a distance of 89.63 feet to a point of reverse curve; said second curve being concave in a Northerly direction and having a central angle of 18 deg. 15 min. and a radius of 647.58 feet; thence turn an angle to the left and run along the arc of said curve in an Easterly direction and along the South right of way line of Industrial Park Drive for a distance of 206.27 feet to the end of said curve; thence continue in an Easterly direction along the South right of way line of Industrial Park Drive and along a line tangent to the end of said curve for a distance of 225.00 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 5 deg. 37 min. and a radius of 2013.57 feet; thence turn an angle to the right and run along the arc of said curve and along the Southerly right of way line of Industrial Park Drive for a distance of 197.39 feet to the point of ending of said curve; thence run in an Easterly direction along the Southerly right of way line of said Industrial Park Drive and along a line tangent to the end of said curve for a distance of 80.20 feet to the point of beginning; thence continue along last mentioned course and in an Easterly direction for a distance of 24.60 feet to the point of beginning of a new curve, said new curve being concave in a Northerly direction and having a central angle of 5 deg. 12 min. and a radius of 2227.17 feet; thence turn an angle to the left and run along the arc of said curve and along the

Shelby County, AL 08/14/2015
State of Alabama
Deed Tax: \$970.00

Southerly right of way line of Industrial Park Drive for a distance of 202.13 feet to a point of reverse curve, said newest curve being concave in a Southwesterly direction and having a central angle of 90 deg. and a radius of 25.0 feet; thence turn an angle to the right and run in an Easterly and Southeasterly and Southerly direction and along the arc of said curve for a distance of 39.27 feet to an existing nail being on the West right of way line of Parker Drive; thence run in a Southerly direction along the West right of way line of said Parker Drive and along a line tangent to the end of said curve for a distance of 342.57 feet to an existing PK nail and being the point of beginning of a new curve, said newest curve being concave in an Easterly direction and having a central angle of 14 deg. 00 min. and a radius of 1077.66 feet; thence turn an angle to the left and run along the arc of said curve in a Southerly direction and being the West right of way line of said Parker Drive for a distance of 263.32 feet to a point of reverse curve, said latest curve being concave in a Westerly direction and having a central angle of 39 deg. 44 min. 05 sec. and a radius of 80.62 feet; thence turn an angle to the right and run along the arc of said curve in a Southerly direction and being the West right of way line of said Parker Drive for a distance of 55.91 feet to a point of intersection with the Northeast right of way line of the Atlantic Coastline Railroad right of way and being marked by an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (116 deg. 36 min. 15 sec. from the chord of last mentioned curve) and run in a Northwesterly direction along the Northeast right of way line of said Atlantic Coastline Railroad right of way for a distance of 662.20 feet; thence turn an angle to the right of 86 deg. 54 min. 44 sec. and run in a Northeasterly direction for a distance of 175.0 feet; thence turn an angle to the right of 87 deg. 15 min. and run in a Southeasterly direction for a distance of 75.0 feet; thence turn an angle to the left of 86 deg. 25 min. 07 sec. and run in a Northeasterly direction for a distance of 254.36 feet, more or less, to the point of beginning.

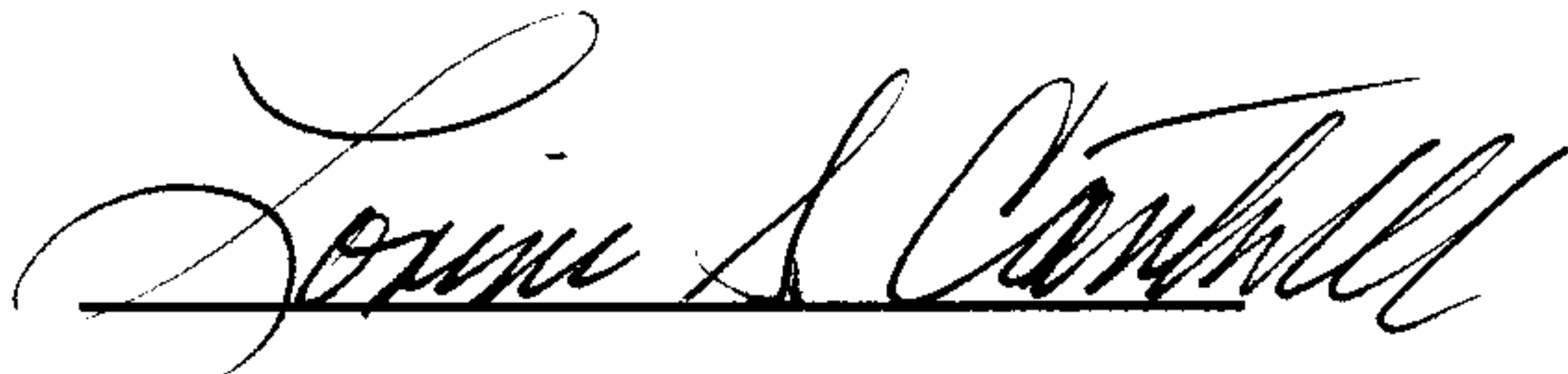
SUBJECT TO: (1) Current taxes; (2) Rights of way granted to Alabama Power Company by instruments recorded in Volume 289, Page 425; Volume 169, Page 19, and Volume 127, Page 566 in the Probate Office of Shelby County, Alabama; (3) Rights of way granted to South Central Bell by instrument recorded in Volume 285, Page 183, in the Probate Office of Shelby County, Alabama; (4) Sanitary Sewer Easement to City of Pelham as shown by instrument recorded in Inst. #1998-30720 in the Probate Office of Shelby County, Alabama; (5) Pipeline permits in favor of Southern Natural Gas Corporation in Volume 90, Page 296, in the Probate Office of Shelby County, Alabama; (6) Less and except any portion of the subject property lying within a road right of way; (7) Easement to Alabama Power Company recorded in Instrument 20101216000423540, in the Probate Office of Shelby County, Alabama.

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned Grantor, Roy Martin Construction, LLC, by and through Roy L. Martin, as its Sole Member, who is authorized to execute this Warranty Deed, has caused this instrument to be executed on this the 13th day of August, 2015.

WITNESS:



ROY MARTIN CONSTRUCTION, LLC, an Alabama limited liability company

By:


Roy L. Martin, as its Sole Member

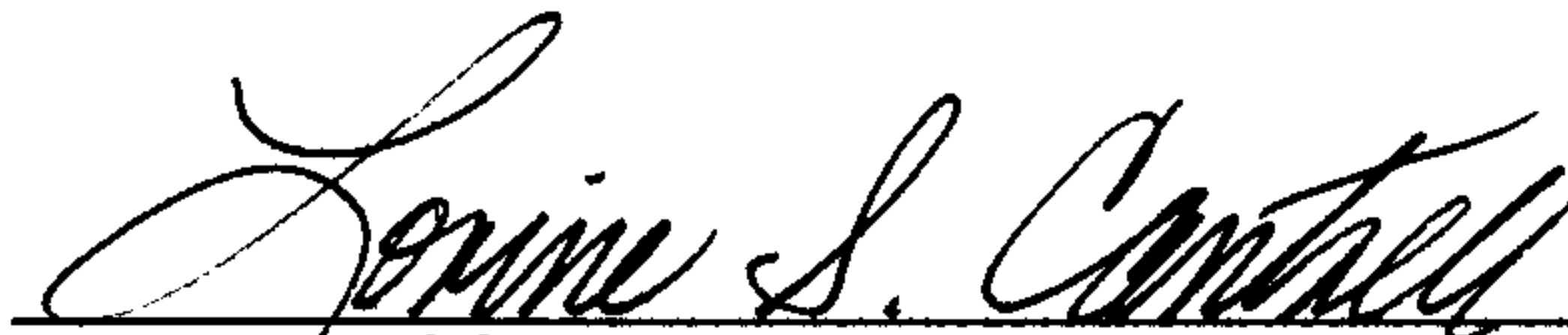
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COUNTY OF SHELBY)



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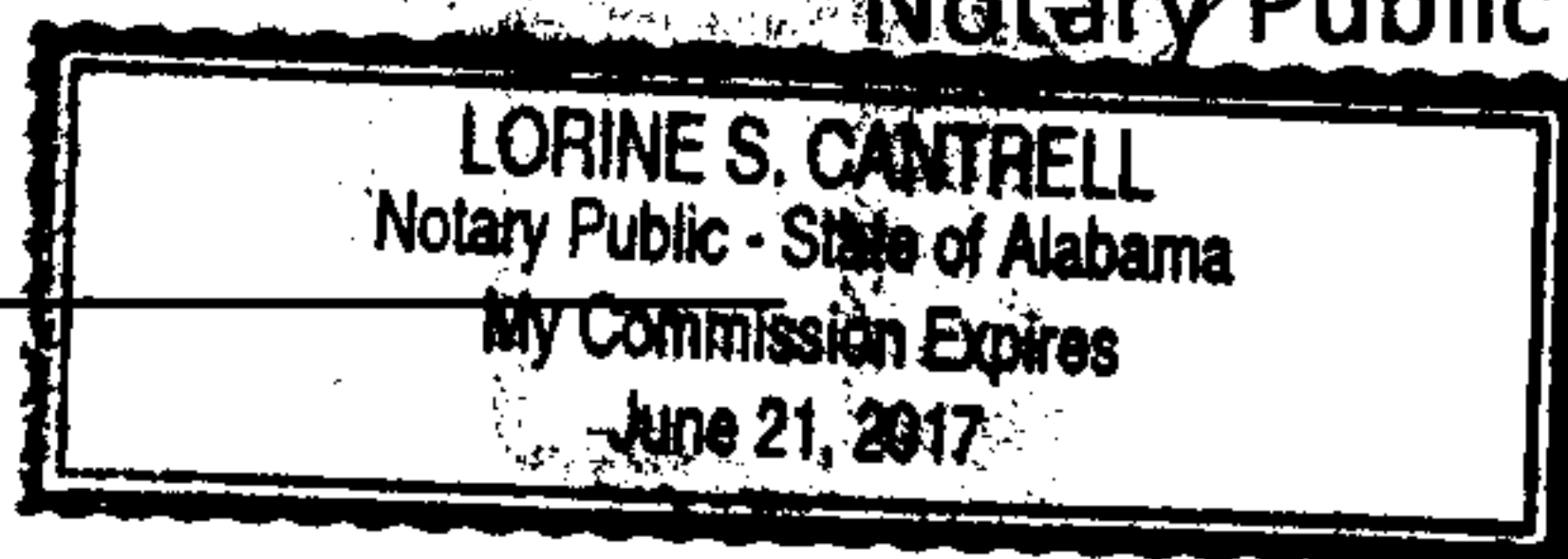
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 13th day of August, 2015.



Notary Public

My Commission Expires:



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 Martin Construction, LLC
Mailing Address 1960 Highway 33, Suite A
Pelham, AL 35124

Grantee's Name JPM Investment Properties I, LLC
Mailing Address P. O. Box 1667
Pelham, AL 35124

Property Address 110 Parker Drive
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ 970,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement


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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).

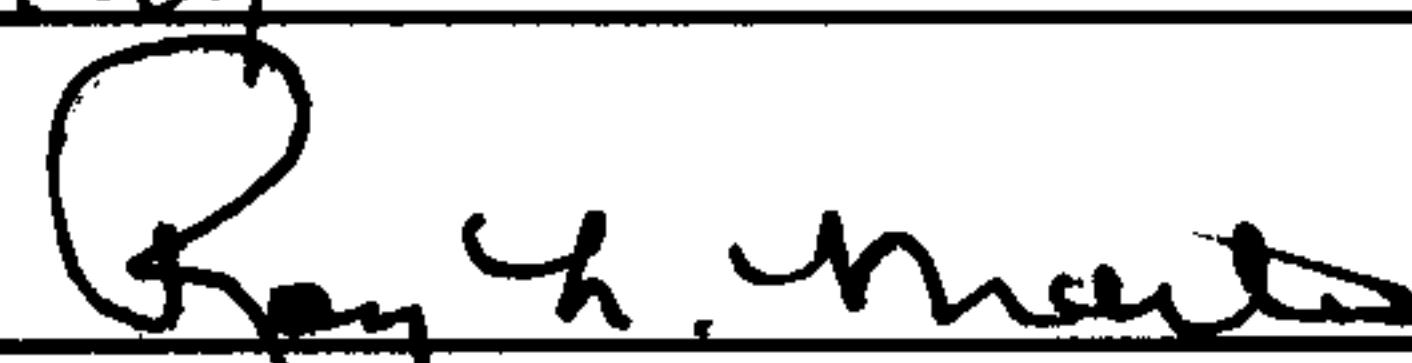
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-13-15

Print Roy L. Martin

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1