

\$769,250 of the consideration for this conveyance is being provided from the proceeds of a Mortgage of Real Estate and Security Agreement of even date in favor of Branch Banking and Trust Company.

This instrument was prepared by:

Robert H. Sprain, Jr., Esq.
Sprain Law Firm, P.C.
1707 29th Court South
Birmingham, AL 35235

SEND TAX NOTICE TO:

JPM Investment Properties, LLC
100 Tony Holmes Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)


20151006000350800 1/6 \$165.00
Shelby Cnty Judge of Probate, AL
10/06/2015 02:51:13 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, Generic Properties, L.L.C., an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto JPM Investment Properties, LLC, an Alabama limited liability company ("Grantee"), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto and made a part hereof.

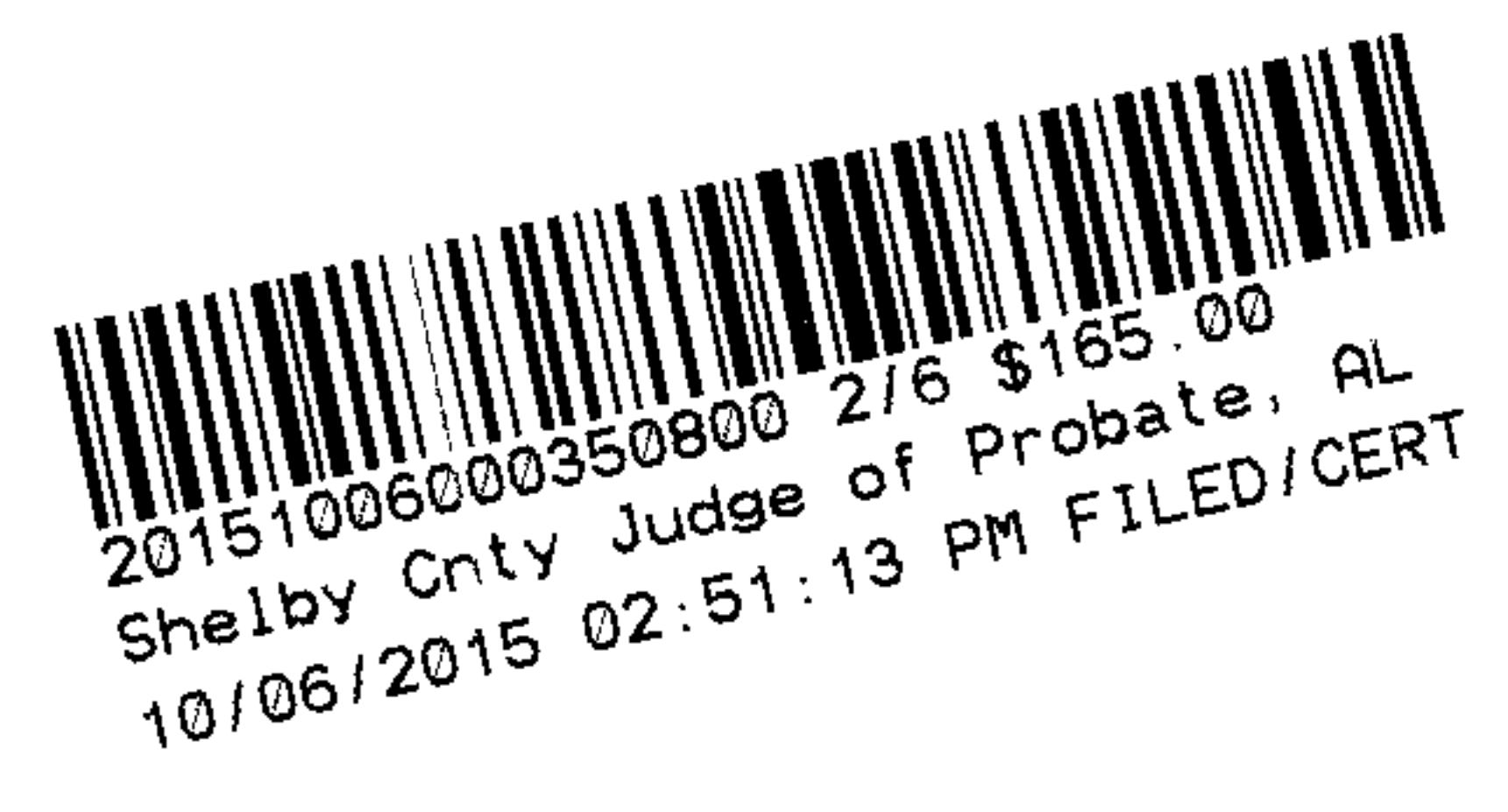
TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to the following, but only to the extent the same are valid and subsisting and actually affect the Property:

1. *Ad valorem* taxes for the current year and subsequent years not yet due and payable;
2. Mining and mineral rights leased, granted or retained by prior owners.
3. Pipeline easement as recorded in Deed Book 185, Page 82 and Deed Book 112, Page 223.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damages to persons or property as a result of the exercise of such rights as recorded in Volume 11, page 344.

5. Right of way granted to Alabama Power Company as set out in instruments recorded in Deed Book 289, Page 425, Volume 169, Page 19 and Volume 127, Page 566.
6. Right of way granted to South Central Bell as recorded in Deed Book 285, Page 183.
7. All matters shown on the Survey of Ray Weygand dated August 1, 2015.

[Remainder of page intentionally left blank]



TO HAVE AND TO HOLD the Property to said Grantee, its successors and assigns, forever, subject to the matters described above.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its sole member as of the 5th day of October, 2015.

WITNESS:

GRANTOR:

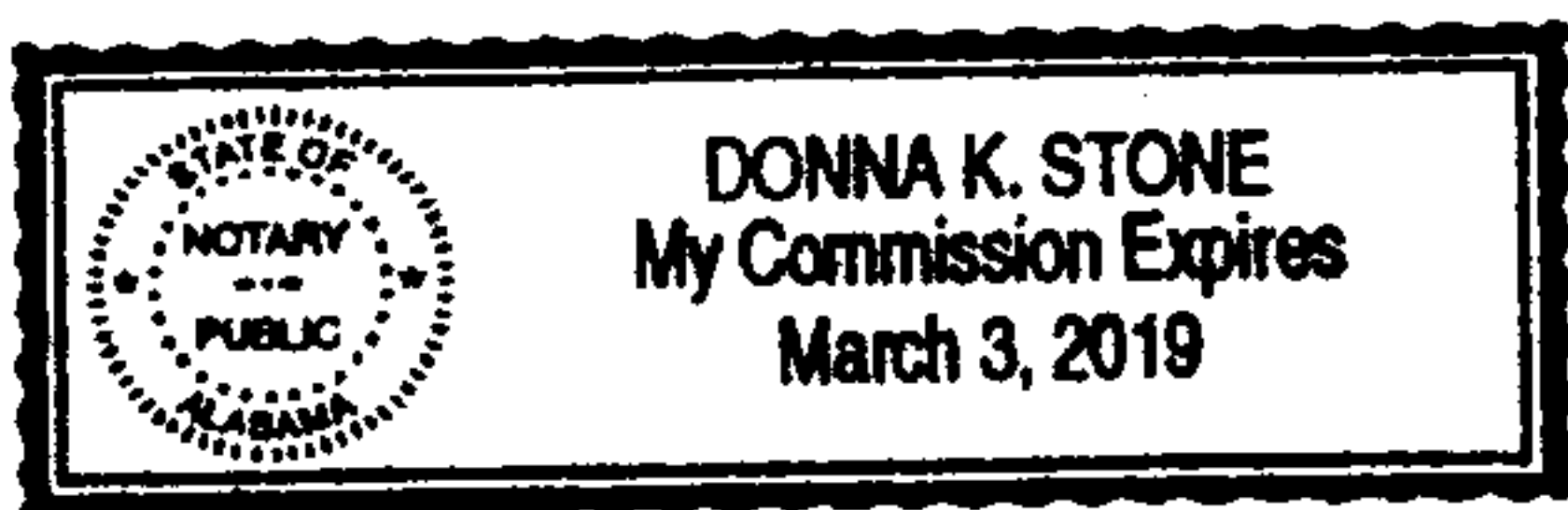
GENERIC PROPERTIES, L.L.C., an Alabama limited liability company

By: Adam S. Balzli
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and said State, hereby certify that Adam S. Balzli, whose name as Sole Member of Generic Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

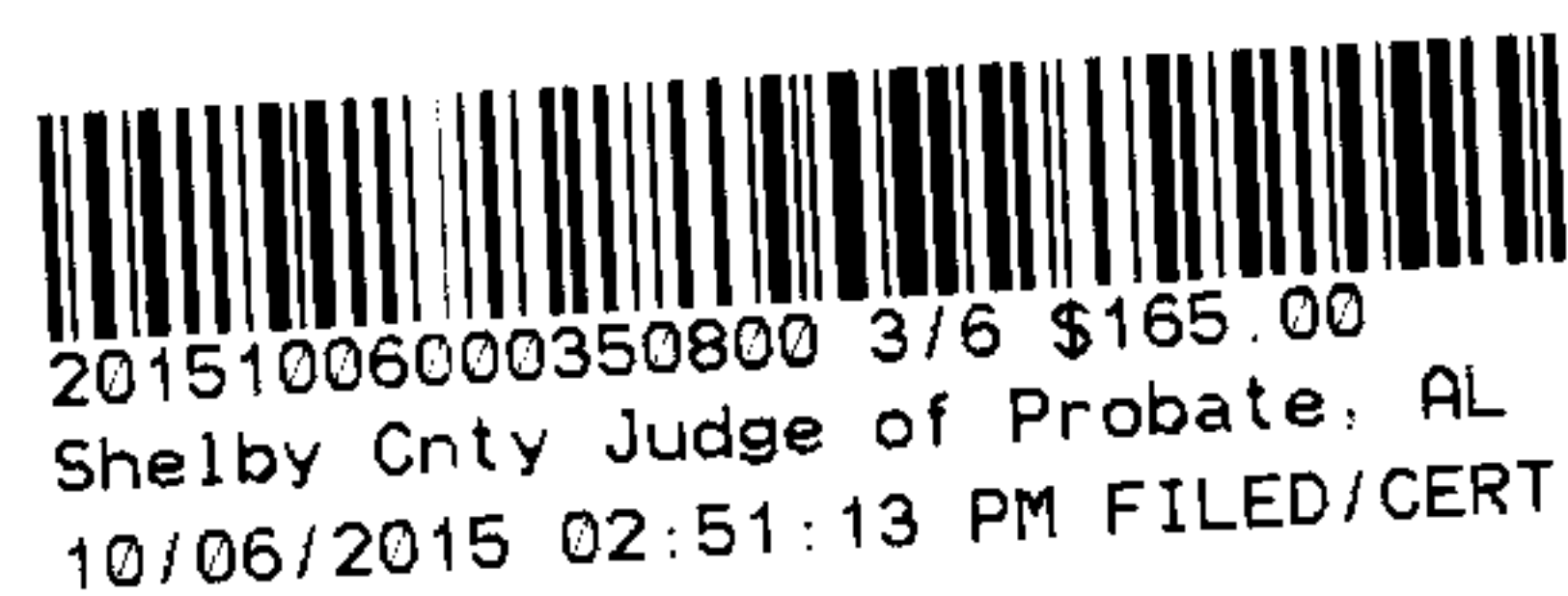
Given under my hand and official seal this the 5th day of October, 2015.



Donna K Stone
Notary Public

Name: Donna K. Stone

My commission expires: 3-3-2019



20151006000350800 4/6 \$165.00
Shelby Cnty Judge of Probate, AL
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Exhibit A

[Legal Description]

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 20 South, Range 3 West and run West along the North line thereof 338.75 feet; thence 90° 00' left and run in a Southerly direction 549.07 feet to a point on the South line of Industrial Park Drive, and the Point of Beginning of the property herein described; thence 90° 00' left to the tangent of a curve to the right with a radius of 242.71 feet, and a central angle of 19°03'18", and run Easterly along the arc of said curve and right of way 80.72 feet to a curve to the left with a radius of 647.58 feet, and a central angle of 15°28'35"; thence run Easterly along the arc of said curve and right of way 174.27 feet; thence continue tangent Easterly 219.29 feet; thence 119°20' right and run Southwesterly 301.23 feet to a point on the Northerly line of the Atlantic Coastline R.R.; thence 89°58'57" right to the tangent of a curve to the left with a radius of 1545.27 feet, and a central angle of 14°08'34", and run Northwesterly along the arc of said curve 381.43 feet; thence 71°14'53" right from tangent and run Northerly 150.68 feet to the Point of Beginning.

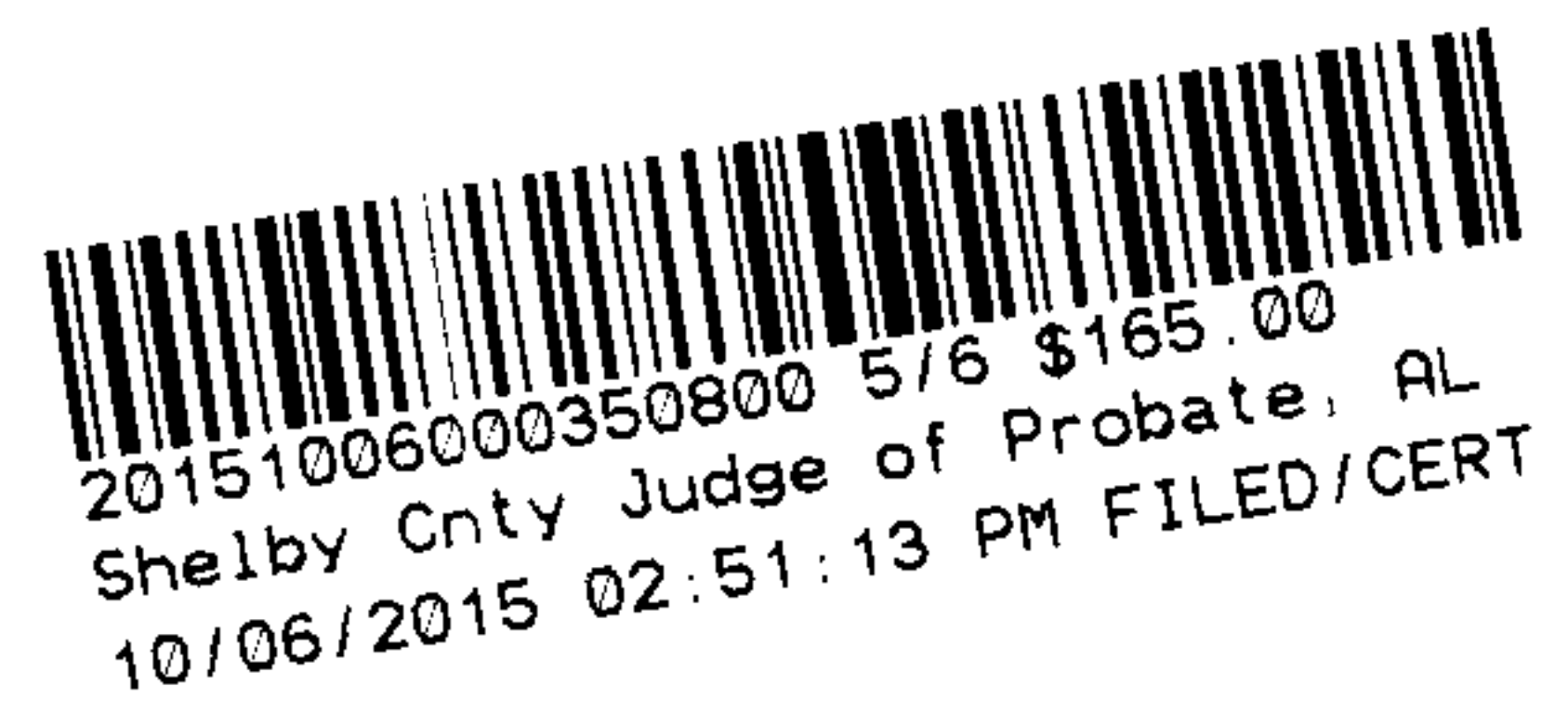
AND:

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 Southeast 1/4 of the Northwest 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 degrees 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 degrees 09 minutes 31 seconds 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 degrees 15 minutes 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 219.29 feet to an existing iron pin being the point of beginning; thence continue in an Easterly direction along the South right of way line of Industrial Park Drive for a distance of 5.71 feet to the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of 5 degrees 37 minutes 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 an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 115 degrees 00 minutes 53 seconds and run in a Southwesterly direction for a distance of 254.36 feet to an existing iron rebar set by Laurence D. Weygand; Thence

turn an angle to the right of 86 degrees 25 minutes 07 seconds and run in a Northwesternly direction for a distance of 75.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 87 degrees 15 minutes and run in a Southwesterly direction for a distance of 175.0 feet to an existing iron rebar set by Laurence D. Weygand and being on the Northeast right of way line of the Atlantic Coastline Railroad right of way; thence turn an angle to the right of 93 degrees 05 minutes 16 seconds and run in a Northwesternly direction for a distance of 17.0 feet to the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of 2 degrees 16 minutes 26 seconds and a radius of 4102.89 feet; thence turn an angle to the left and run in a Northwesternly direction along the arc of said curve for a distance of 162.83 feet to an existing iron rebar; thence turn an angle to the right (88 degrees 52 minutes 50 seconds from the chord of last mentioned curve) and run in a Northeasterly direction for a distance of 301.25 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Generic Properties, L.L.C.
Mailing Address 1165 Gadsden Highway, #101
Birmingham, AL 35235

Grantee's Name JPM Investment Properties, LLC
Mailing Address 100 Tony Holmes Drive
Pelham, AL 35124

Property Address 619-629-639 Industrial Park Drive
Pelham, AL 35124

Date of Sale October 5, 2015

Total Purchase Price \$ 905,000

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



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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 October 5, 2015

Print J. P. M. INVESTMENT Properties, LLC

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1