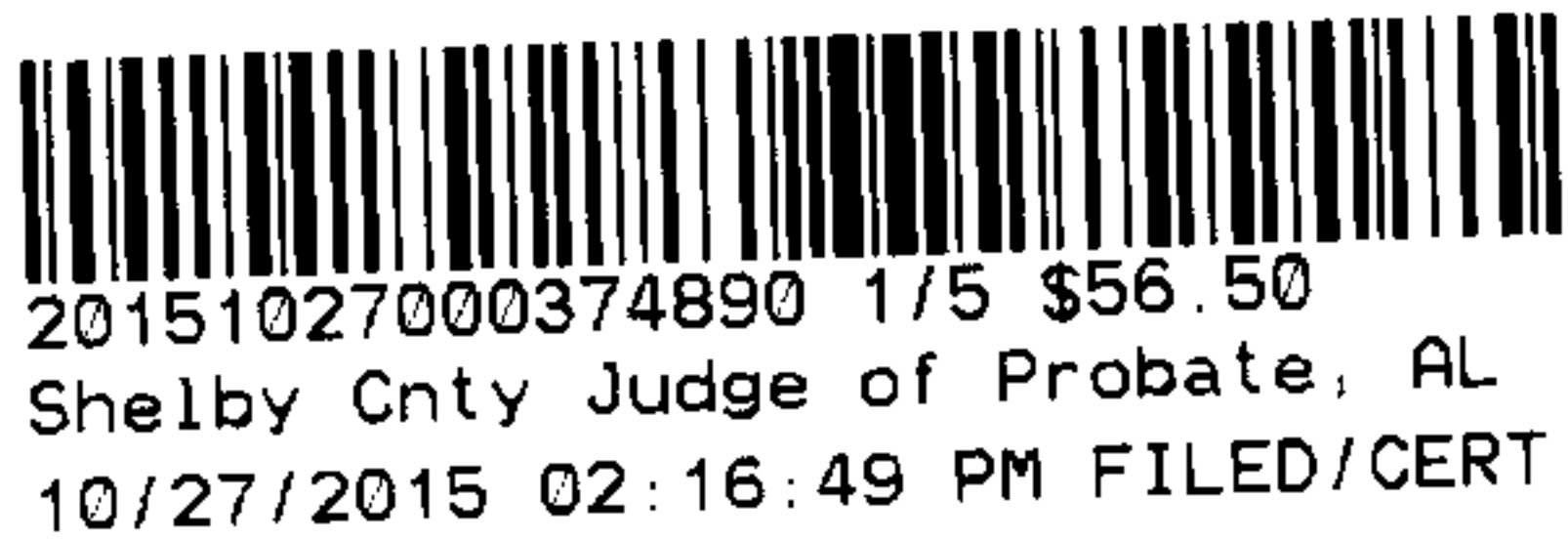


SEND TAX NOTICE TO:

JBL HOLDINGS, LLC
419 Meadowbrook Place
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216



STATE OF ALABAMA:
JEFFERSON COUNTY:

Shelby County, AL 10/27/2015
State of Alabama
Deed Tax: \$25.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SEVENTY THOUSAND AND NO/100.....(\$170,000.00) Dollars**, to the undersigned GRANTORS, **E & Z JOSEPH, LLC**, a Alabama limited liability company, and **JOE A. JOSEPH and PAMELA JOSEPH MOORE, AS PERSONAL REPRESENTATIVES UNDER THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, AS FILED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA** and **JOE A. JOSEPH and PAMELA JOSEPH MOORE AS TRUSTEES OF THE TESTAMENTARY FAMILY TRUST AS CREATED IN THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, AS FILED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (herein referred to as GRANTORS)** in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS, do by these presents grant, bargain, sell and convey unto **JBL HOLDINGS, LLC (hereinafter referred to as GRANTEE)**, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

See attached Exhibit “A” for Legal Description.

Subject to:

1. Taxes for 2016 and subsequent years, not yet due and payable.
2. Any part of subject property lying within road right of ways.
3. Rights of tenants in possession, if any.
4. Terms and conditions of that certain Lease dated March 13, 1984, between Siluria Textiles, Inc., Lessor and the United States Postal Service as Lessee.
5. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.

The above described property is not the homestead property of any of the Grantors, or of any of the Grantors’ spouses.

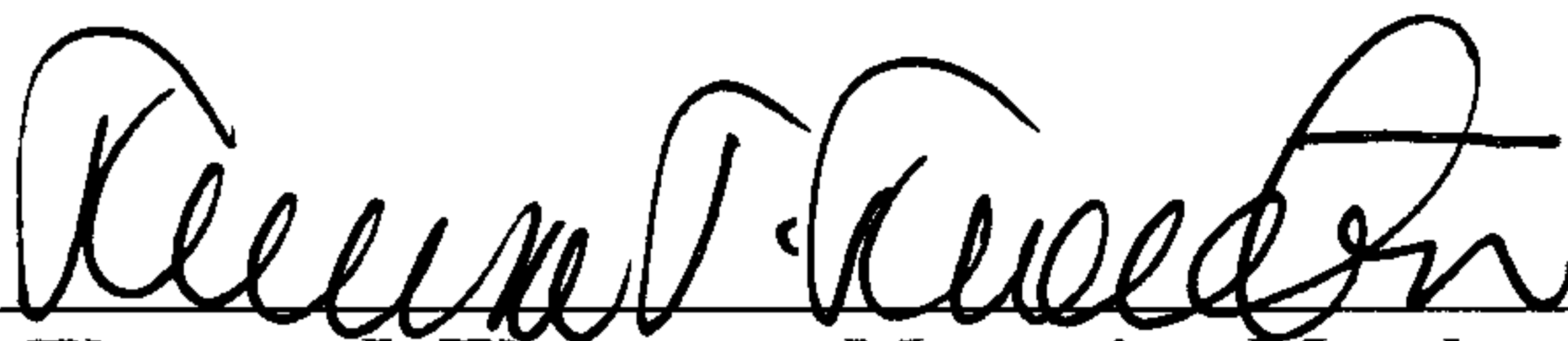
\$144,500.00 of the purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns, forever.

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, by their authorized signatories, have hereunto set their signatures and seals, this the 23rd day of October, 2015.

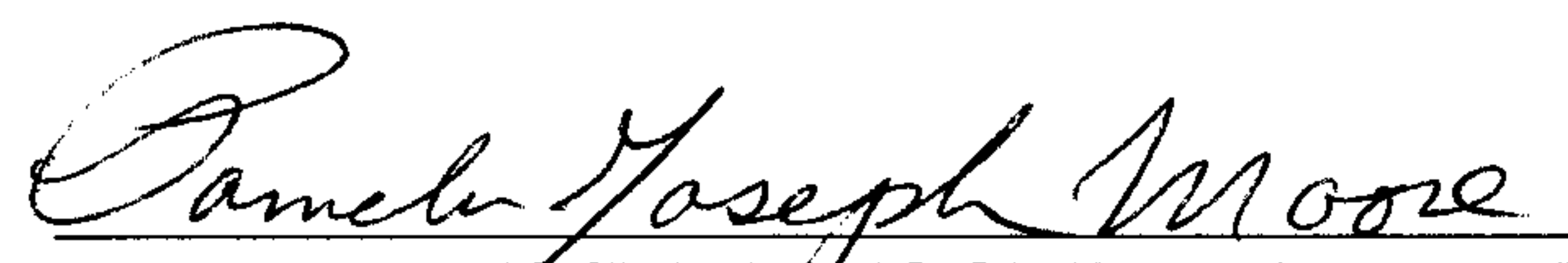
E & Z JOSEPH, LLC

BY:  (Seal)
Theresa J. Thornton, Managing Member

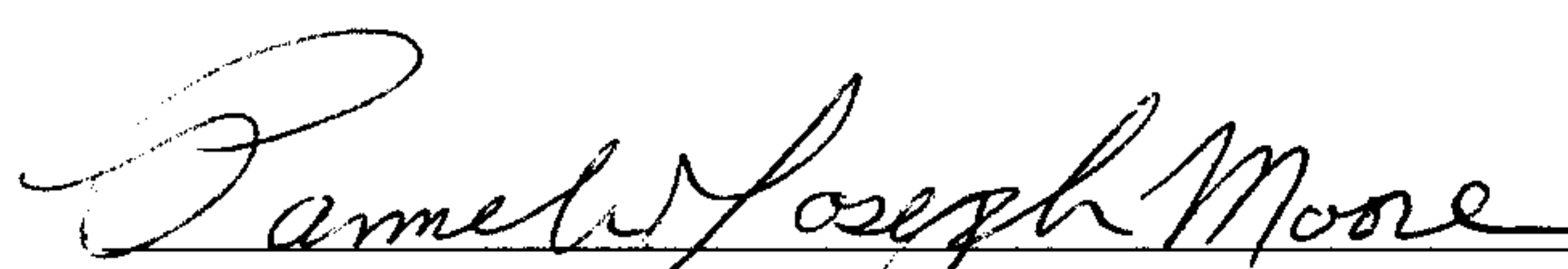

20151027000374890 2/5 \$56.50
Shelby Cnty Judge of Probate, AL
10/27/2015 02:16:49 PM FILED/CERT

BY:  (Seal)
Michael S. Thornton, Managing Member

 (Seal)
JOE A. JOSEPH, As Personal Representative of
the Estate of JOE J. JOSEPH, Deceased, Probate
Case No. 2008-200456, in the Shelby County, AL
Probate Office

 (Seal)
PAMELA JOSEPH MOORE, As Personal
Representative of the Estate of JOE J. JOSEPH,
Deceased, Probate Case No. 2008-200456, in the
Shelby County, AL Probate Office

 (Seal)
JOE A. JOSEPH, As Trustee of the Testamentary
Family Trust as created in the Estate of JOE J.
JOSEPH, Deceased, Probate Case No. 2008-200456,
in the Shelby County, AL Probate Office

 (Seal)
PAMELA JOSEPH MOORE, As Trustee of the
Testamentary Family Trust as created in the Estate
of JOE J. JOSEPH, Deceased, Probate Case No.
2008-200456, in the Shelby County, AL Probate Office

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa J. Thornton and Michael S. Thornton, whose names as Managing Members of **E & Z JOSEPH, LLC**, a Alabama Limited Liability Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such managing members, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under our hands and official seals this 23rd day of October, 2015.



Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Joseph and Pamela Joseph Moore, whose names as Personal Representatives of the **ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, IN THE SHELBY COUNTY, AL, PROBATE OFFICE**, and whose names as Trustees of the **TESTAMENTARY FAMILY TRUST, AS CREATED IN THE ESTATE OF JOE J. JOSEPH, DECEASED, PROBATE CASE NO. 2008-200456, IN THE SHELBY COUNTY, AL, PROBATE OFFICE**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Personal Representatives, and as such Trustees, and with full authority, executed the same voluntarily for and as the act of said Estate, and for and as the act of said Trust.

Given under our hands and official seals this 23rd day of October, 2015.



Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20151027000374890 3/5 \$56.50
Shelby Cnty Judge of Probate, AL
10/27/2015 02:16:49 PM FILED/CERT

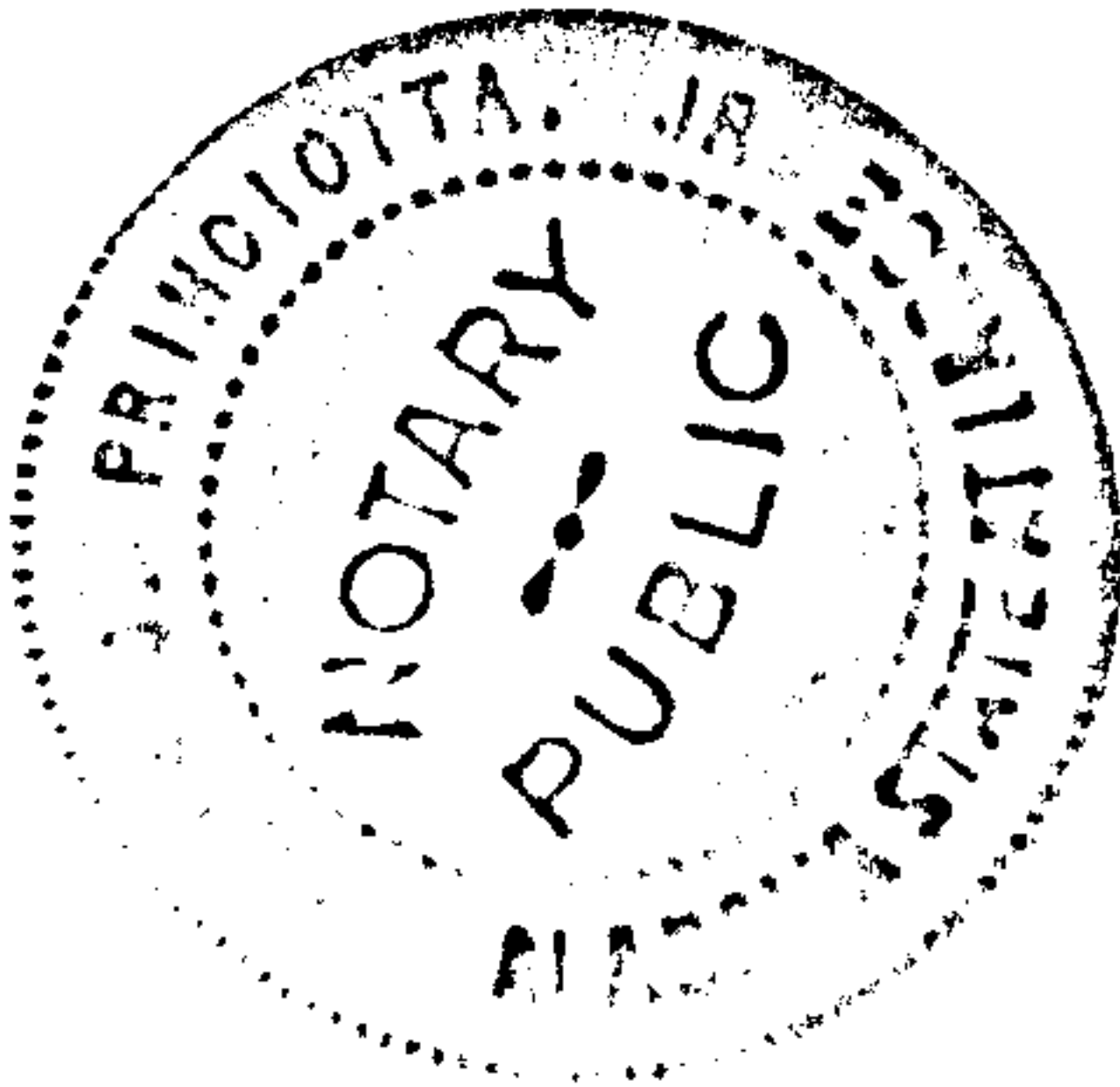


EXHIBIT "A"

Legal Description:

A parcel of land situated SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: commence at the southeast corner of the SE 1/4 of the SW 1/4 of section 2, Township 21 South, Range 3 West and run West along the south line of said 1/4-1/4 section for 386.59 feet; thence 98 degrees 28' 40" right and run Northeasterly for 362.18 feet; thence 89 degrees 07' left and run northwesterly for 150.11 feet; thence 90 degrees 11' 30" right and run northeasterly along the centerline of 6th Street to its intersection with the centerline of 11th Avenue SW; thence 90 degrees 13' left and run northwesterly along the centerline of 11th Avenue SW for 312.11 feet; thence 90 degrees 00' left and run southwesterly for 30 feet to the southerly right of way line of 11th Avenue SW and the point of beginning; thence continue along the last stated course for 175.00 feet thence 84 degrees 10' 24" right and run southwesterly for 120.43 feet to a point on the easterly right of way line of the Louisville & Nashville railroad and curve to the right having a radius of 1860.08 feet; thence 87 degrees 42' 47" right to tangent of said curve and run northerly along the arc of said curve and along said right of way line for 188.02 feet to the southerly right of way line of 11th Avenue SW; thence 92 degrees 19' 19" right from tangent of said curve and run southeasterly along said right of way line for 136.90 feet to the point of beginning.

Being commonly known as Lot No. 70, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and indexed as Book 5, Page 10, in the Probate Office of Shelby County, Alabama.


20151027000374890 4/5 \$56.50
Shelby Cnty Judge of Probate, AL
10/27/2015 02:16:49 PM FILED/CERT



20151027000374890 5/5 \$56.50
Shelby Cnty Judge of Probate, AL
10/27/2015 02:16:49 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	<u>E & Z JOSEPH, LLC &</u>	Grantee's Name	<u>JBL HOLDINGS, LLC</u>
Mailing Address	<u>Estate of Joe J. Joseph, Dec.</u>	Mailing Address	<u>419 Meadowbrook Place</u>
	<u>P.O. Box 36849</u>		<u>Alabaster, AL 35007</u>
	<u>Hoover, AL 35236</u>		
Property Address	<u>633 11th Ave. SW</u>	Date of Sale	<u>10/23/2015</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 170,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	

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 10/23/2015

Print E & Z JOSEPH, LLC

☐ Unattested

(verified by)

Sign By: [Signature], Managing Member
(Grantor/Grantee/Owner/Agent) circle one

By: Michael S. Thornton, Managing Member

Form RT-1