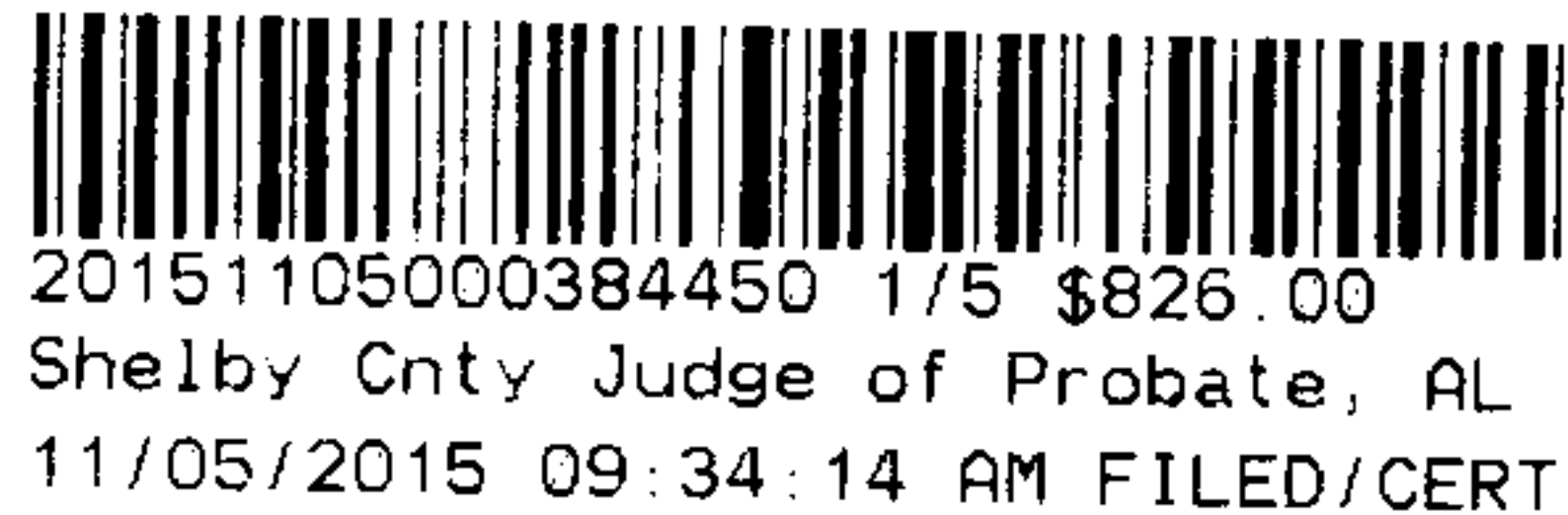


Send tax notice to:  
Stars & Stripes 3V, LLC  
1123 Zolonite Road NE, Suite 30  
Atlanta, Georgia 30306

Recording requested by and  
after recording, return to:  
Haskins W. Jones, Esq.  
2829 2<sup>nd</sup> Avenue South, Suite 200  
Birmingham, AL 35233



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** is executed and delivered this 2<sup>nd</sup> day of November, 2015 by **VERNON REAL ESTATE, LLC**, an Alabama limited liability company (the "Grantor") to **STARS & STRIPES 3V, LLC**, an Alabama limited liability company ("Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following real estate situated in Shelby County, Alabama (the "**Property**"):

**A parcel of land being located in the South half of Section 31, Township 21 South, Range 2 West, and the East half of the West half of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, also being portions of those properties described in Book 345, Page 695; Instrument No. 1993-08838 and Book 345, Page 704; being more particularly described as follows with a bearing basis being the Right of Way for Shelby County Highway 22:**

**Commence and begin at a 3/4 inch rebar found at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 31; Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 2 degrees 59 minutes 41 seconds East 1364.37 feet to a 1/2 inch rebar found; thence South 3 degrees 29 minutes 39 seconds East 1329.29 feet to a 1/2 inch rebar set (all set with a "CAE 00010" imprinted on a yellow cap); thence South 89 degrees 11 minutes 38 seconds**



West 1346.74 feet to "K B Weygand" iron pin found; thence South 04 degrees 16 minutes 44 seconds East 664.29 feet to a capped rebar found; thence North 89 degrees 04 minutes 15 seconds East 72.79 feet to a 1/2 inch rebar set; thence South 3 degrees 09 minutes 12 seconds East 663.08 feet along an agreed upon fence line per Case No. CV 96-577 to a 1/2 inch rebar set; thence South 88 degrees 31 minutes 47 seconds West 14.23 feet; thence South 05 degrees 35 minutes 11 seconds East 566.02 feet to a point established by W. M. Varnon in February of 2005, thence South 84 degrees 24 minutes 51 seconds West 386.53 feet to a point established by W. M. Varnon in February of 2005; thence South 36 degrees 57 minutes 15 seconds West 325.72 feet to a point established by W. M. Varnon in February of 2005; thence South 05 degrees 03 minutes 24 seconds East 490.00 feet to a point established by W. M. Varnon in February of 2005; thence South 72 degrees 15 minutes 31 seconds West 146.04 feet to a 1 inch crimp iron found; thence South 30 degrees 07 minutes 08 seconds West 188.92 feet to a 1/2 inch crimp iron found; thence South 44 degrees 12 minutes 35 seconds West 244.64 feet along the North line of Instrument 1994-15035 to a 1/4 inch rebar found; thence South 39 degrees 48 minutes 44 seconds East 344.29 feet to a 1/4 inch rebar found on the North right of way line of Shelby County Highway 22; thence South 50 degrees 10 minutes 00 seconds West 163.67 feet along the North right of way line of Shelby County Highway 22 to an iron pin capped "JAR"; thence North 39 degrees 16 minutes 12 seconds West 300.0 feet along the East line of Instrument No. 1999-46404 to an iron pin capped "JAR"; thence South 50 minutes 07 seconds 18 seconds West 119.86 feet to an iron pin capped "JAR"; thence North 39 degrees 14 minutes 30 seconds West 27.66 feet to a 1/4 inch rebar found at the Northeast corner of Book 329, Page 485; thence South 50 degrees 45 minutes 16 seconds West 232.27 feet to a pipe found on the East line of Instrument No. 1995-09796; thence North 2 degrees 59 minutes 06 seconds West 701.20 feet to an iron pin capped "JAR" being the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 6, Township 22 South, Range 2 West; thence North 89 degrees 39 minutes 37 seconds East 45.47 feet to a

1/2 inch crimp iron found at an agreed upon property line shown on the Albright Baker Survey as recorded in Map Book 6, Page 104 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 3 degrees 45 minutes 09 seconds West 1591.42 feet along said agreed upon property line to a 1/2 inch crimp iron found at the Northeast corner of the Albright Baker Survey, also being at the Southeast corner of the Albright Estate Distribution recorded in Instrument No. 1992-16870; thence North 3 degrees 49 minutes 08 seconds West 2172.44 feet along said East line of the Albright Estate to a 1 inch pipe found; thence North 3 degrees 34 minutes 33 seconds West 1610.59 feet to an iron pin capped "K B Weygand" at the Southwest corner of Savannah Pointe Sector VI as recorded in Map Book 30, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 88 degrees 57 minutes 40 seconds East 1316.08 feet to an iron pin capped "K B Weygand"; thence North 88 degrees 58 minutes 06 seconds East 1218.74 feet along the South line of Savannah Pointe Sector III, Phase I as recorded in Map Book 25,



Page 113 in the Office of the Judge of Probate of Shelby County, Alabama to a point on a curve to the right, concave Southerly with a radius of 280.00 feet, a central angle of 26 degrees 27 minutes 13 seconds a chord bearing of North 75 degrees 27 minutes 20 seconds East and a chord of 128.15 feet; thence run Northeasterly, then Easterly 129.28 feet along the arc of said curve to a 1/2 inch rebar found; thence South 3 degrees 56 minutes 14 seconds East 30.00 feet to the point of beginning.

**LESS AND EXCEPT** the Amended Map of Savannah Pointe Sector IX as recorded in Map Book 37, Page 51 A & B, in the Probate Office of Shelby County, Alabama.

**Also Less and Except**

**All of that part lying in the Northwest 1/4 of Northeast 1/4 of Section 6, Township 22, Range 2 West more particularly described as Parcel No. 28-3-06-0-001-002.001. Situated in Shelby County, Alabama.**


Subject to:

1. Taxes or assessments for **2015** and subsequent years and not yet due and payable.
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Right of First Offer in favor of Grantor as set forth in that certain Agreement for Sale and Purchase by and between Grantor and Grantee dated July 2, 2015, as amended.
4. Subject to rights of other parties, the United States of America and the State of Alabama in and to all artificially filled lands or lands lying below the ordinary high water mark within the boundary of any creek, stream or river, together with littoral or riparian rights affecting the same over the Property.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever.

And Grantor does, for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor and Grantor's successors and assigns shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (except as noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

[SIGNATURES ON FOLLOWING PAGE]

  
20151105000384450 3/5 \$826.00  
Shelby Cnty Judge of Probate, AL  
11/05/2015 09:34:14 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed on this the 22 day of November, 2015

Vernon Real Estate, LLC

By: [Signature]

Name: Jeffrey D. Vernon

Its: Manager

STATE OF ALABAMA

JEFFERSON COUNTY

I, a Notary Public, in and for said County in said State, hereby certify that Jeffrey D. Vernon whose name as Manager (office) of **Vernon Real Estate, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 22 day of November, 2015.

[Signature]

Notary Public

[SEAL]

Print Name Michael M. Partain

My commission expires:

2-25-2017



20151105000384450 4/5 \$826.00  
Shelby Cnty Judge of Probate, AL  
11/05/2015 09:34:14 AM FILED/CERT

**Real Estate Sales Validation Form**  
***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

<b>Grantor's Name</b>	<b>Vernon Real Estate, LLC</b>	<b>Grantee's Name</b>	<b>Stars &amp; Stripes 3V, LLC</b>
Mailing Address	612 Spring Bark Terrace Birmingham, AL 35040	Mailing Address	1123 Zolonite Road NE, Suite 30
			Atlanta, Georgia 30306
Property Address		Date of Sale	10/23/15
		Total Purchase Price	\$1,650,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 11/2, 2015

\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Print: Michael M. Partida

Sign: Michael M. Partida  
Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**



20151105000384450 5/5 \$826.00  
Shelby Cnty Judge of Probate, AL  
11/05/2015 09:34:14 AM FILED/CERT