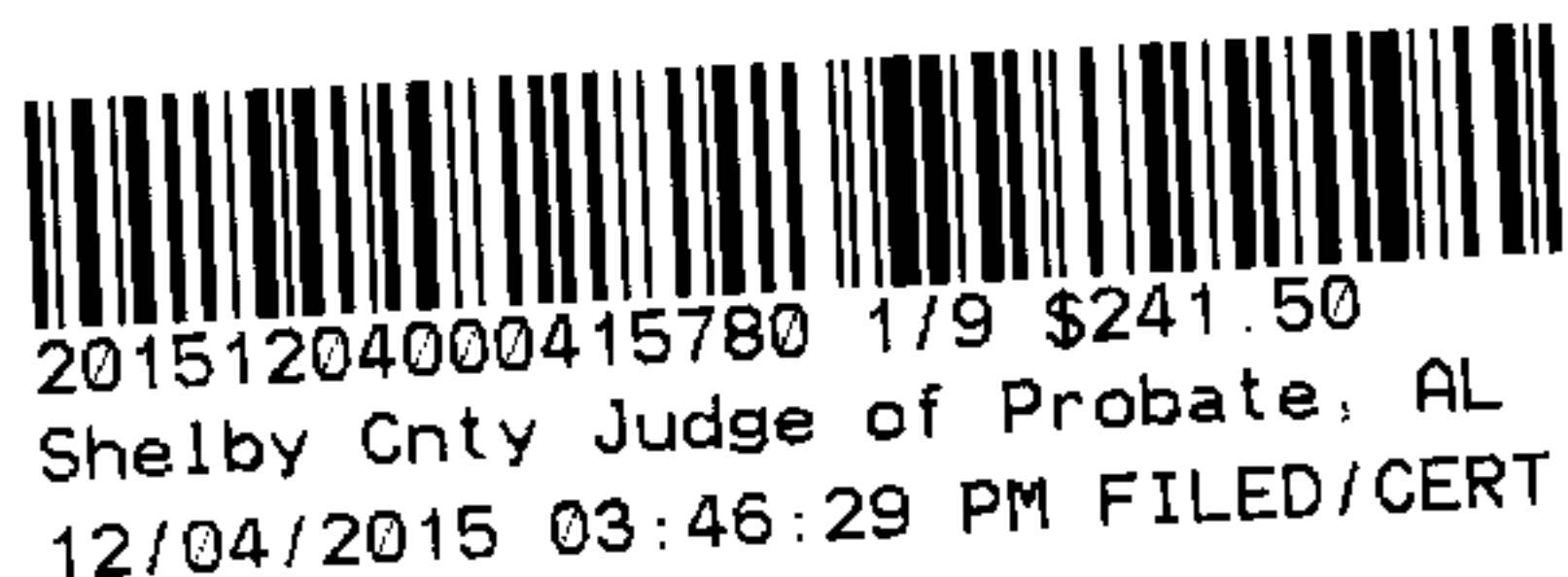


**PROPERTY ADDRESS:**

Approximately 58.63 acres off Shelby Co.  
Hwy #48  
Wilsonville, AL 35186

**THIS INSTRUMENT WAS PREPARED BY:**

Frank C. Galloway III, Esq.  
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
Telephone: (205) 949-5580



**Send Tax Notice To:**

Matterhorn Property Holdings, LLC  
912 Edenton Street  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

:

SHELBY COUNTY )

Shelby County, AL 12/04/2015  
State of Alabama  
Deed Tax: \$203.50

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **FAMILY REAL ESTATE, LLC, an Alabama limited liability company** whose mailing address is 1400 Urban Center Parkway, Suite 150, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **MATTERHORN PROPERTY HOLDINGS, LLC, an Alabama limited liability company** whose mailing address is 912 Edenton Street, Birmingham, AL 35242 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama, to-wit:

***See Exhibit A attached hereto for legal description***

SUBJECT TO:

1. *Ad Valorem* taxes for current year and subsequent years not yet due and payable.
2. Utility easements, residential subdivision covenants and restrictions, if any and building lines of record.

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns will warrant and defend the herein described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 27<sup>th</sup> day of November, 2015.

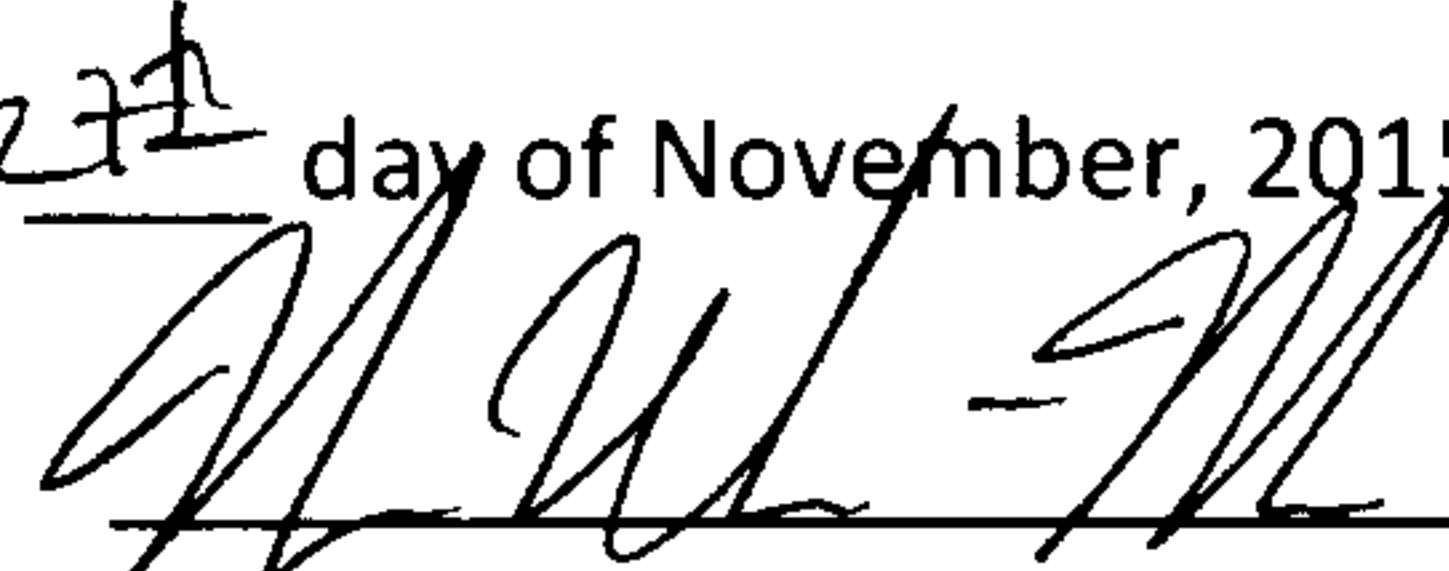
FAMILY REAL ESTATE, LLC,  
an Alabama limited liability company


By:   
C. W. Griffith Israel, Its: Member

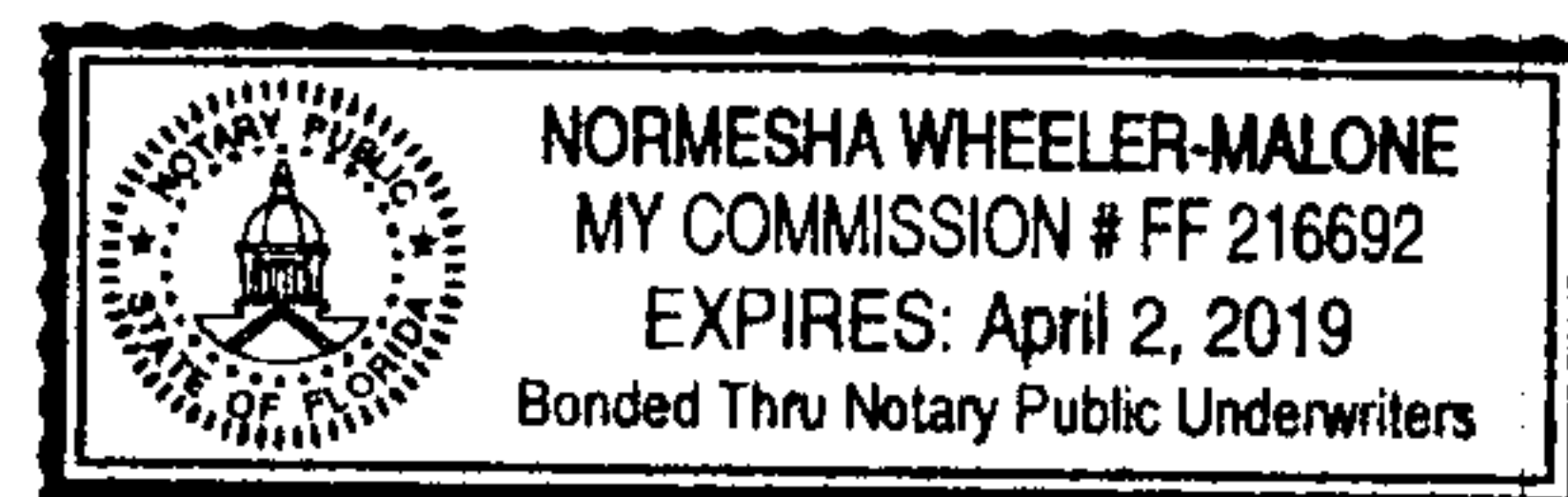
STATE OF FLORIDA     )  
                                  Wuifun                     :  
~~OKALOOSA~~ COUNTY     )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that C. W. Griffith Israel, whose name as Member of Family Real Estate, LLC, an Alabama limited liability, 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 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 27<sup>th</sup> day of November, 2015.

  
NOTARY PUBLIC  
My commission expires: 04/02/2019

  
20151204000415780 2/9 \$241.50  
Shelby Cnty Judge of Probate, AL  
12/04/2015 03:46:29 PM FILED/CERT

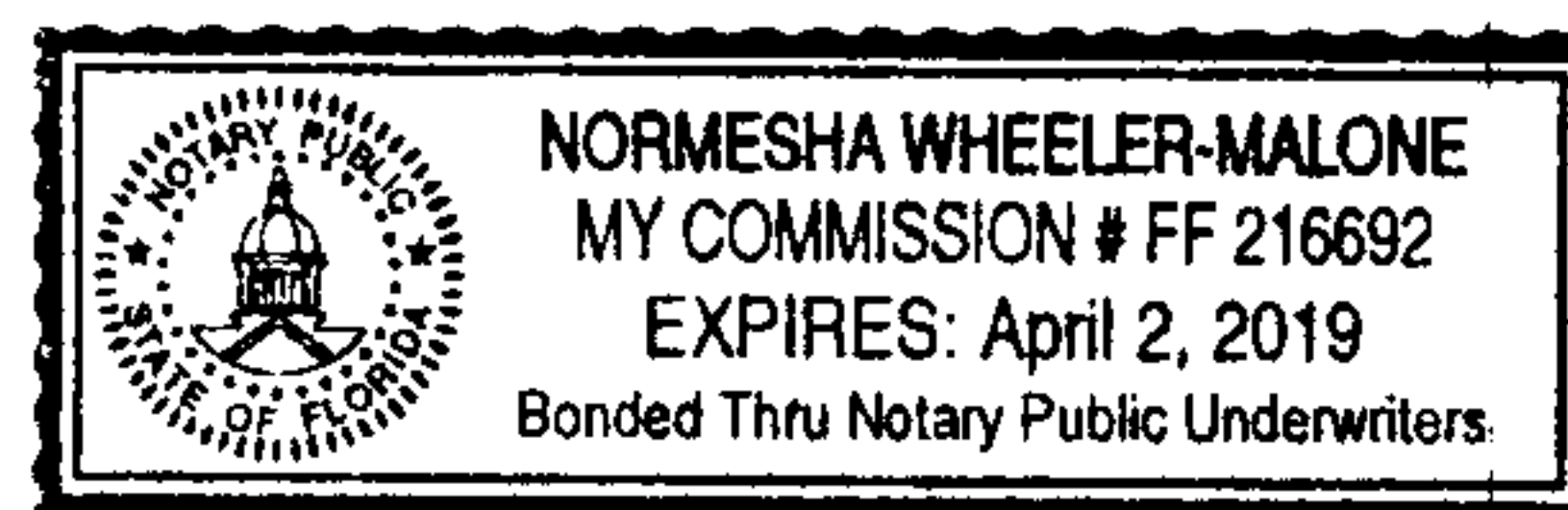


By: Carl W. Israel  
Carl W. Israel, Its: Member

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Carl W. Israel, whose name as Member of Family Real Estate, LLC, an Alabama limited liability, 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 Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

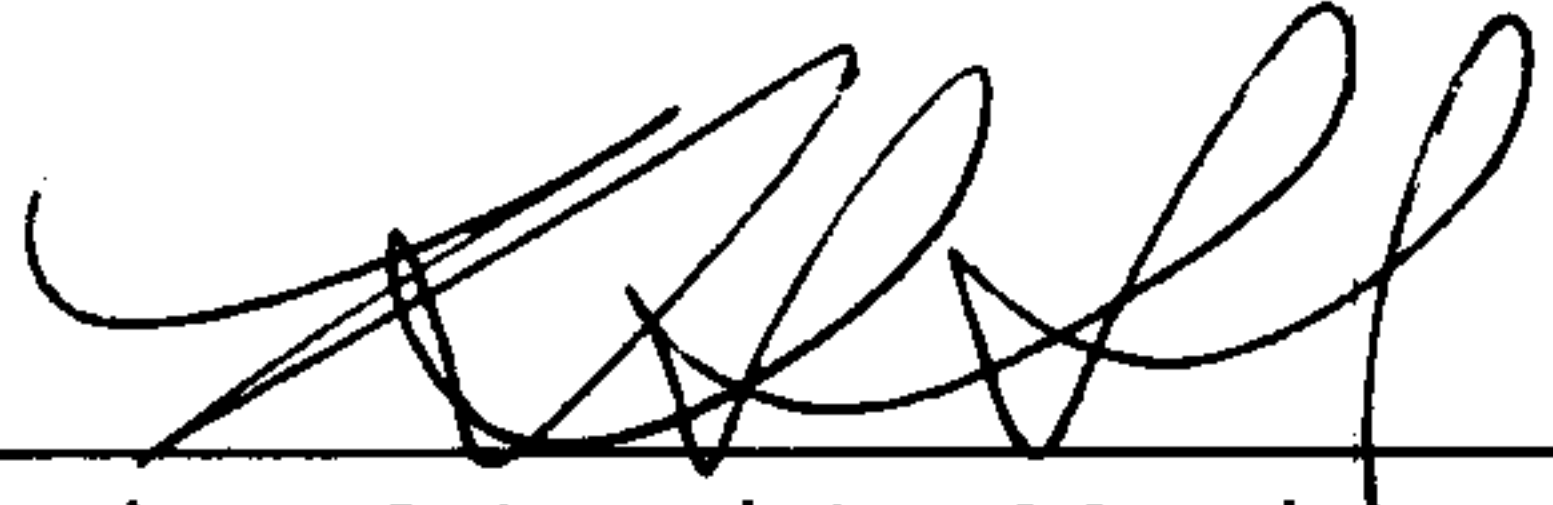
27<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 04/04/2019



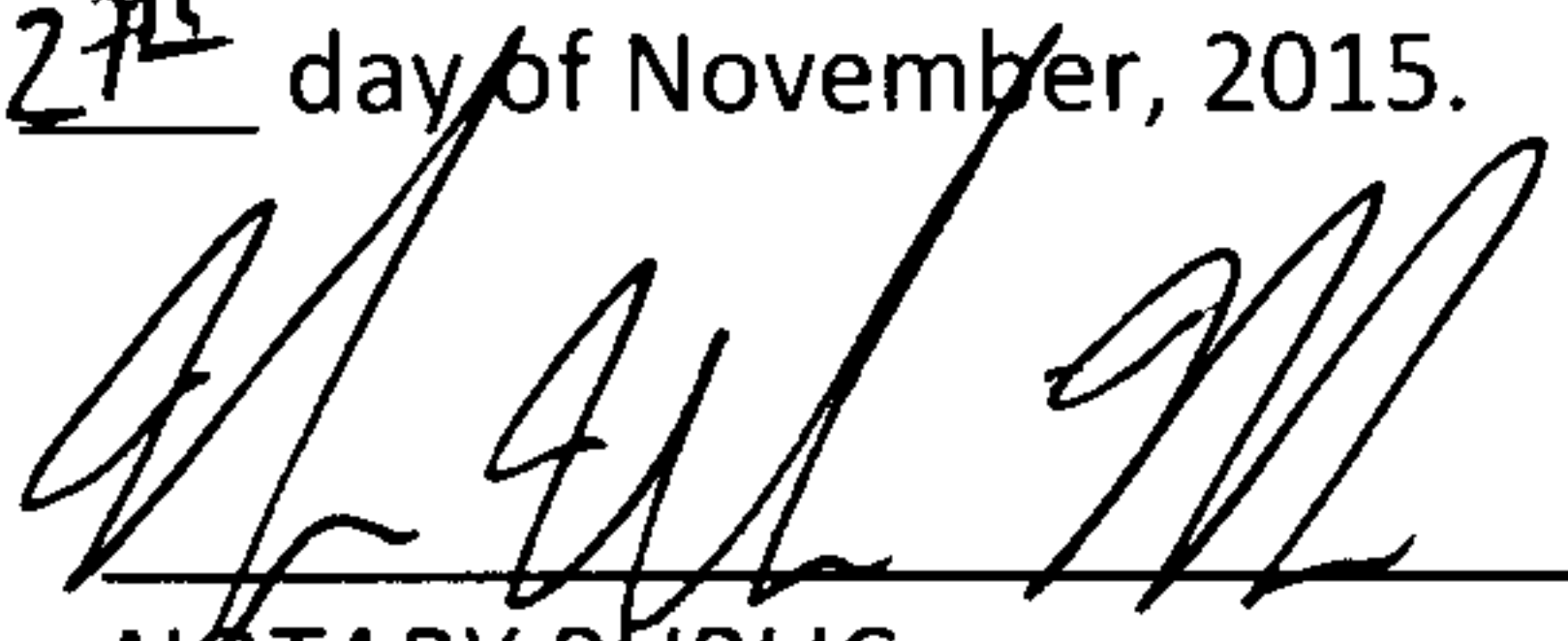
Page 3 of 8

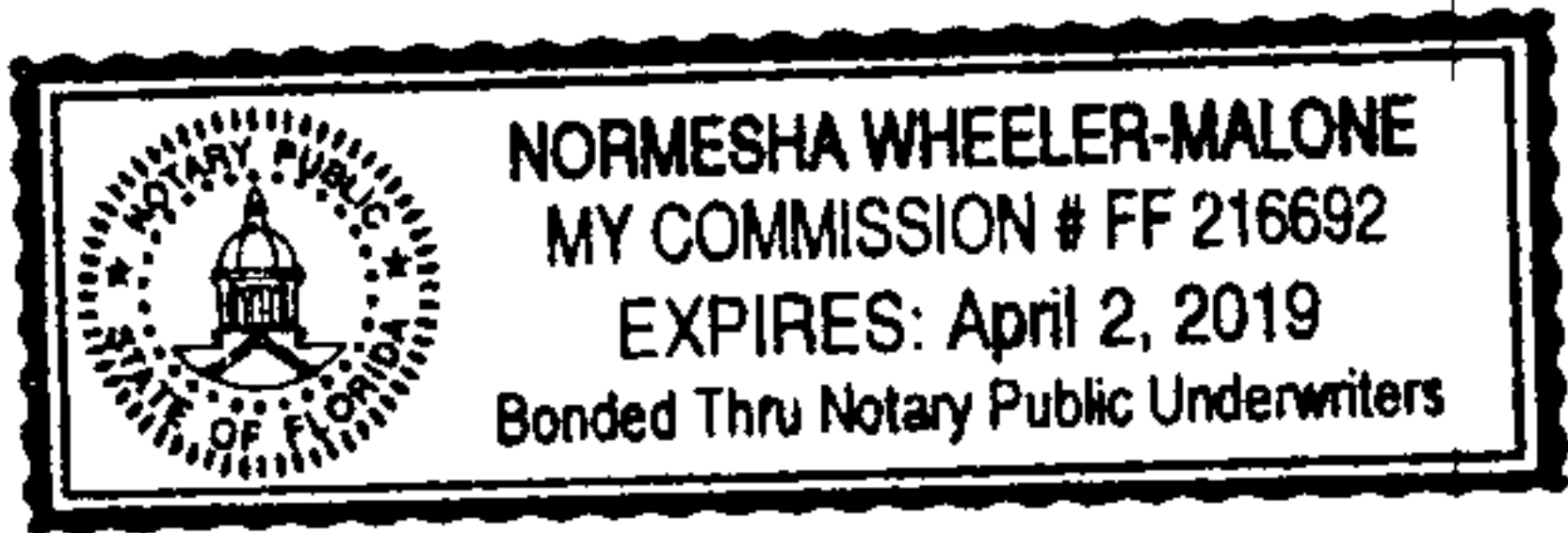
FAMILY REAL ESTATE, LLC,  
an Alabama limited liability company


By:   
Robert C. Israel, Its: Member

STATE OF FLORIDA     )  
Walton                     :  
~~OKALOOSA~~ COUNTY     )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Robert C. Israel, whose name as Member of Family Real Estate, LLC, an Alabama limited liability, 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 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 27<sup>th</sup> day of November, 2015.  
  
NOTARY PUBLIC  
My commission expires: 04/02/2019



  
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Shelby Cnty Judge of Probate, AL  
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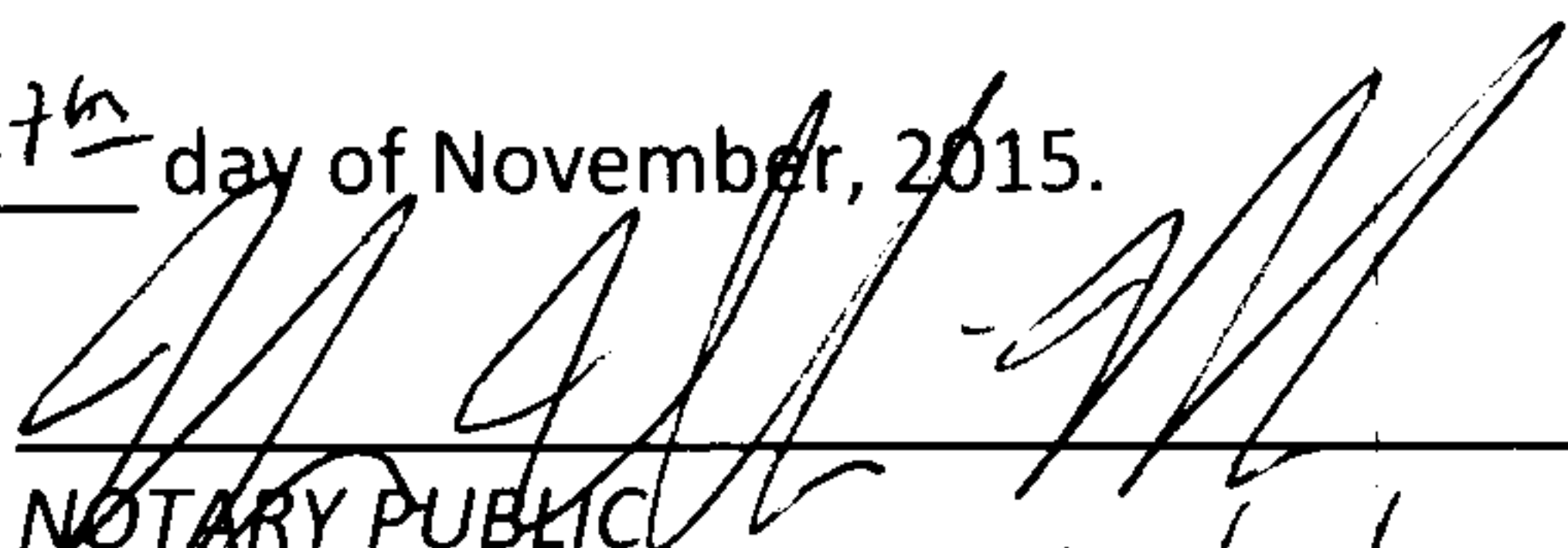
FAMILY REAL ESTATE, LLC,  
an Alabama limited liability company

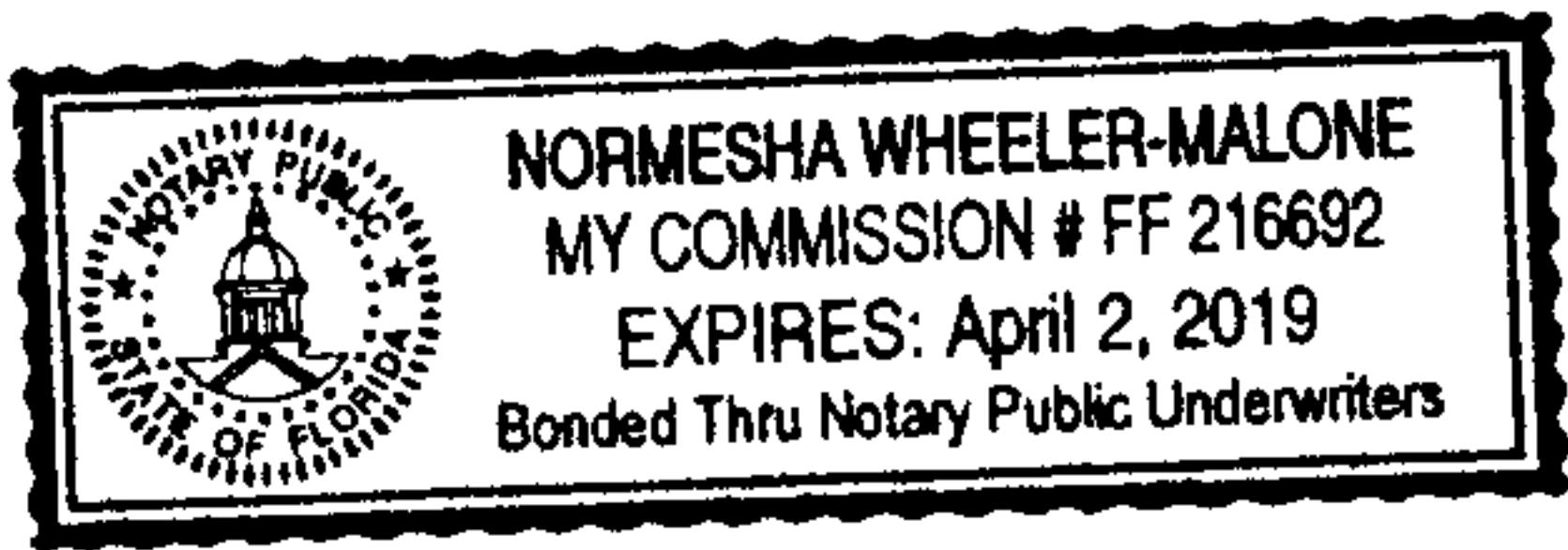
By:   
John Parker Israel, Its: Member


STATE OF FLORIDA     )  
                                      :  
Walton  
OKALOOSA COUNTY    )  
NDW

I, the undersigned authority, a Notary Public in and for said County, hereby certify that John Parker Israel, whose name as Member of Family Real Estate, LLC, an Alabama limited liability, 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 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 27<sup>th</sup> day of November, 2015.

  
NOTARY PUBLIC  
My commission expires: 04/02/2019



  
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Shelby Cnty Judge of Probate, AL  
12/04/2015 03:46:29 PM FILED/CERT

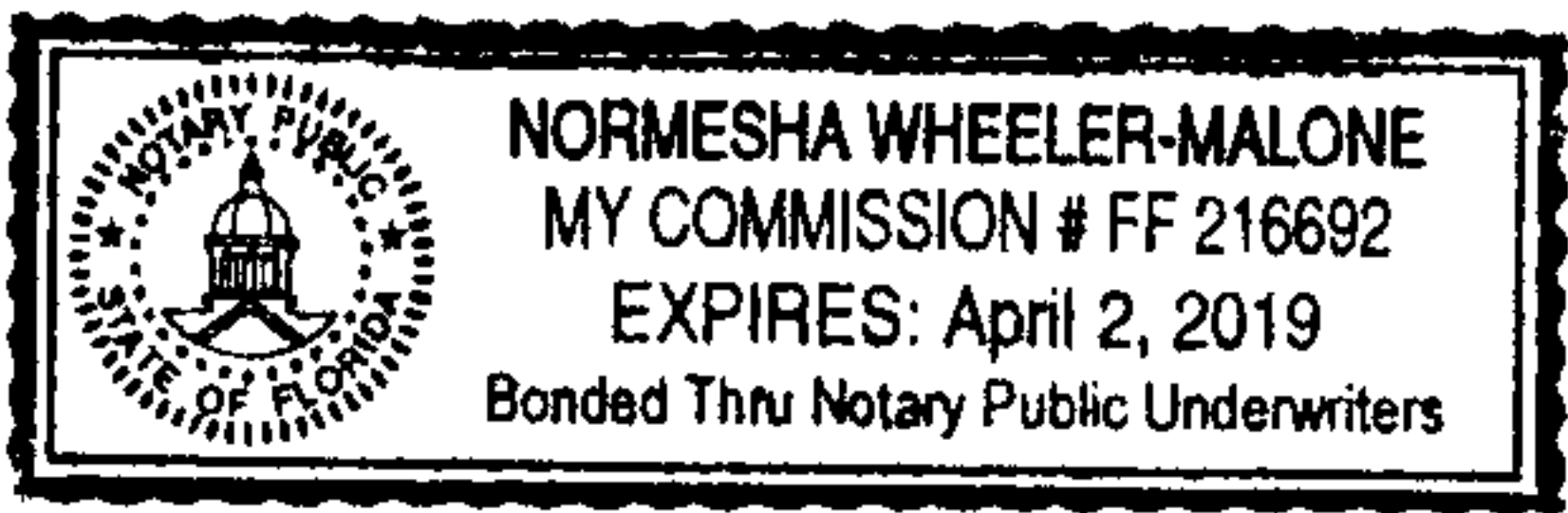
FAMILY REAL ESTATE, LLC,  
an Alabama limited liability company


By: *[Signature]*  
Ivy E. Israel, Its: Member  
By: Charles Wesley Griffith Israel, as  
Attorney-in-fact *- POA*

STATE OF FLORIDA     )  
*Walton*                     :  
OKALOOSA COUNTY    )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Charles Wesley Griffith Israel, whose name as Attorney-in-Fact for Ivy E. Israel, as Member of Family Real Estate, LLC, an Alabama limited liability, 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 in her capacity as Attorney-in-Fact, as such Member and with full authority as the act of said limited liability company.

Given under my hand and official seal this 27<sup>th</sup> day of November, 2015.  
*[Signature]*  
NOTARY PUBLIC  
My commission expires: 04/02/2019



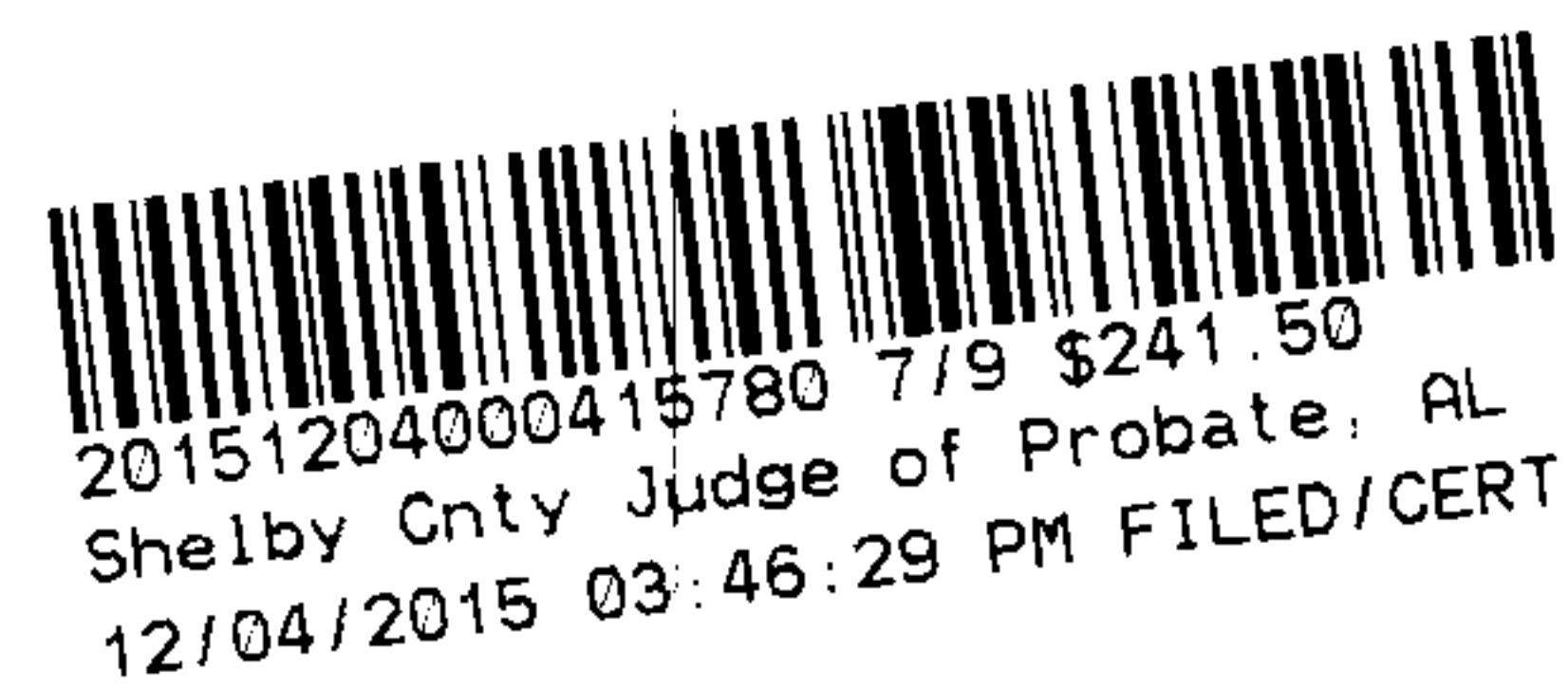
  
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Shelby Cnty Judge of Probate, AL  
12/04/2015 03:46:29 PM FILED/CERT

**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL NO. 8: (FAMILY INVESTMENT TO MATTERHORN) Commence at a ½" capped rebar in place (Wheeler) being the Northwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 87° 31' 38" East along the North boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 1335.03 feet to a ½" rebar in place being the Northeast corner of said quarter-quarter section; thence proceed South 00° 00' 18" East along the East boundary of said quarter-quarter section for a distance of 892.21 feet to a 4" pipe in place; thence proceed South 01° 13' 13" West along the East boundary of said quarter-quarter section for a distance of 330.50 feet to a 1" capped pipe in place being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 36; thence proceed South 00° 21' 37" East along the East boundary of said Southwest one-fourth of the Northwest one-fourth for a distance 1283.19 feet to the Northeast corner of the Northwest one-fourth of the Southwest one-fourth said point being the point of beginning. From this beginning point proceed South 00° 21' 37" East along the East boundary of said quarter-quarter section for a distance of 1283.19 feet to a flat iron in place at fence intersection being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed South 89° 12' 41" West along the South boundary of said quarter-quarter section for a distance of 1313.81 feet; thence proceed North 00° 20' 25" West for a distance of 60.0 feet (set ½" rebar); thence proceed South 89° 12' 41" West for a distance of 1252.33 feet (set ½" rebar); thence proceed North 00° 48' 07" West for a distance of 977.47 feet said point being located on the centerline of a 100' Alabama Power Company Transmission Line right-of-way; thence proceed South 75° 46' 32" East along the centerline of said right-of-way for a distance of 1002.82 feet (set ½" rebar); thence proceed North 80° 15' 18" East along the centerline of said right-of-way for a distance of 680.63 feet (set ½" rebar); thence proceed North 00° 08' 32" East for a distance of 399.55 feet to the point of beginning.

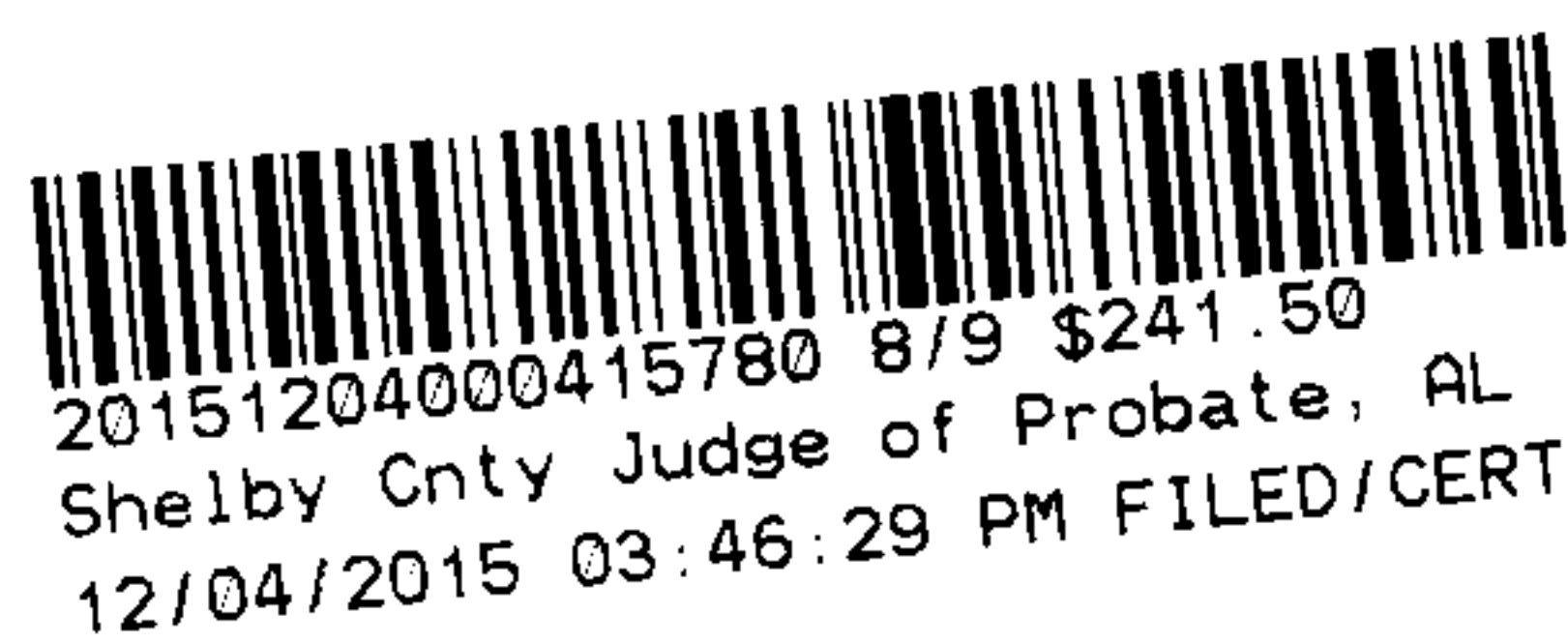
The above described land is located in the Northwest one-fourth of the Southwest one-fourth Section 36 and the Northeast one-fourth of the Southeast one-fourth of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama and contains 58.63 acres.

AND ALSO TOGETHER WITH A 60 FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a ½" rebar in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 34' 21" East along a wire fence and along the East boundary of said quarter-quarter section for a distance of 1339.03 feet to a flat iron in place at fence intersection being the Northeast corner of said quarter-quarter section; thence proceed South 89° 12' 41" West along the North





boundary of said quarter-quarter section for a distance of 1313.81 feet to the centerline of said easement and the point of beginning of said 60 foot easement. From this beginning point proceed South 10' 38' 36" East along the centerline of said easement for a distance of 141.57 feet; thence proceed South 01' 43' 11" East along the centerline of said easement for a distance of 72.66 feet; thence proceed South 06' 33' 06" West along the centerline of said easement for a distance of 133.78 feet; thence proceed South 02' 53' 22" West along the centerline of said easement for a distance of 205.47 feet; thence proceed South 00' 51' 40" West along the centerline of said easement for a distance of 665.10 feet; thence proceed South 00' 50' 28" East along the centerline of said easement for a distance of 97.75 feet to its point of intersection with the Northerly right-of-way of Shelby County Highway No. 48 and the termination of said easement.





# REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1

Grantor's Name: Family Real Estate, LLC  
Mailing Address: 1400 Urban Center Pkwy Ste 150  
Birmingham, AL 35242

Grantee's Name: Matterhorn Property Holdings, LLC  
Mailing Address: 912 Edenton Street  
Birmingham, AL 35242

Property Address: Approx 58.63 acres off Shelby Co  
Hwy #48  
Wilsonville, AL 35186

Date of Sale: November 27, 2015

Total Purchase Price:

or

Actual Value:

or

Assessor's Market Value: \$203,211.33

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: Shelby County Tax Assessor's Market Value

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 12-4-15

Print Frank C. Galloway III

☒ Unattested

(verified by)

Sign Frank C. Galloway III  
(Agent)



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Shelby Cnty Judge of Probate, AL  
12/04/2015 03:46:29 PM FILED/CERT