

PROPERTY ADDRESS:

Approximately 79.55 acres off Shelby Co.
Hwy #48
Wilsonville, AL 35186



20151204000415800 1/9 \$312.50
Shelby Cnty Judge of Probate, AL
12/04/2015 03:46:31 PM FILED/CERT

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:

CI5, LLC
1400 Union Hill Drive, Suite 150
Birmingham, AL 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

Shelby County, AL 12/04/2015
State of Alabama
Deed Tax: \$274.50

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 **CI5, LLC, an Alabama limited liability company** whose mailing address is 1400 Union Hill Drive, Suite 150, Birmingham, AL 35209 (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 27th day of November, 2015.

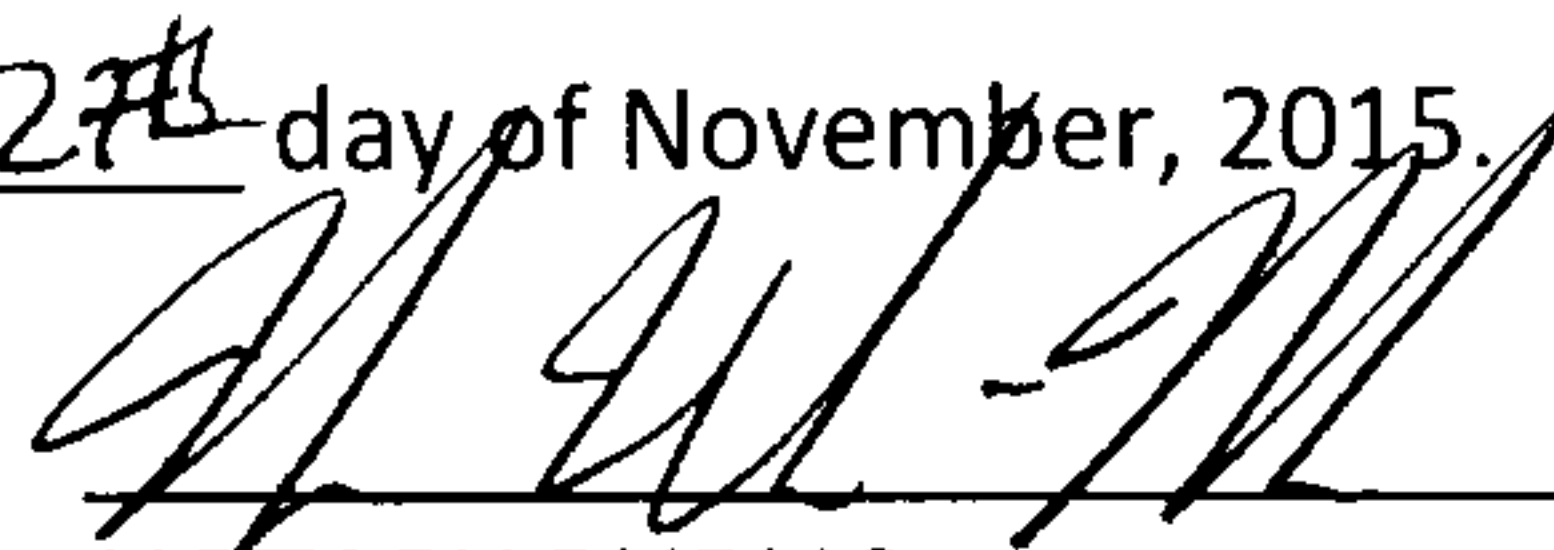
FAMILY REAL ESTATE, LLC,
an Alabama limited liability company


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

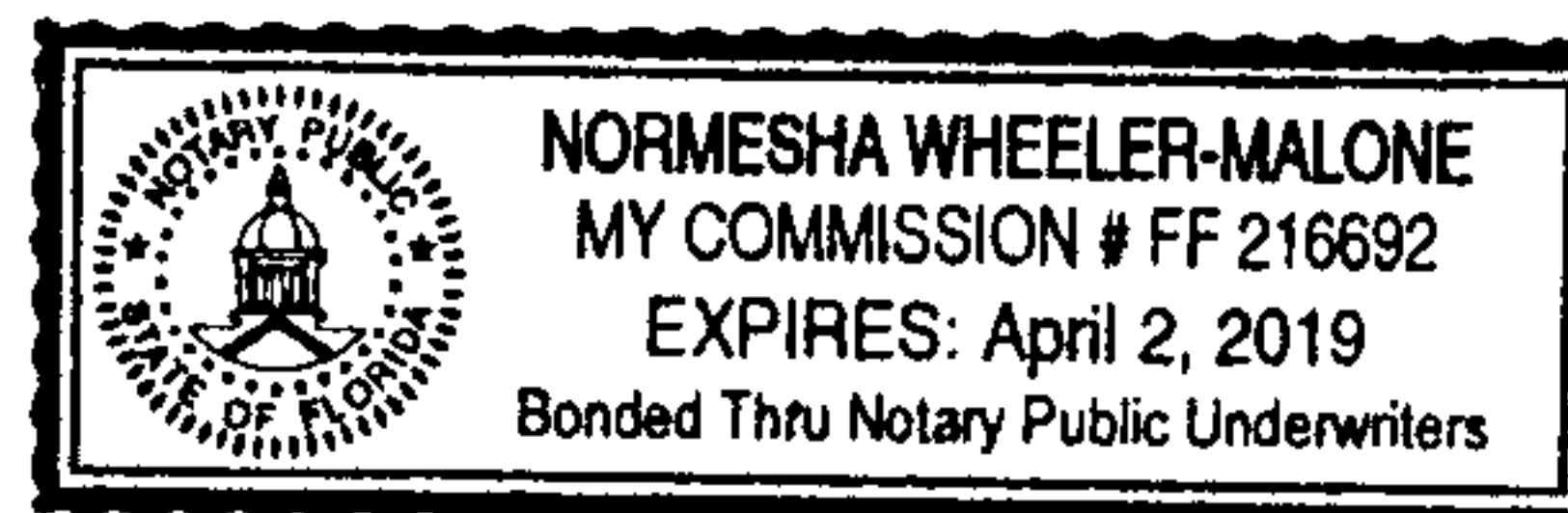
STATE OF FLORIDA)
Walton :
~~OKALOOSA~~ COUNTY)

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 27th day of November, 2015.


NOTARY PUBLIC
My commission expires: 04/02/15


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FAMILY REAL ESTATE, LLC,
an Alabama limited liability company

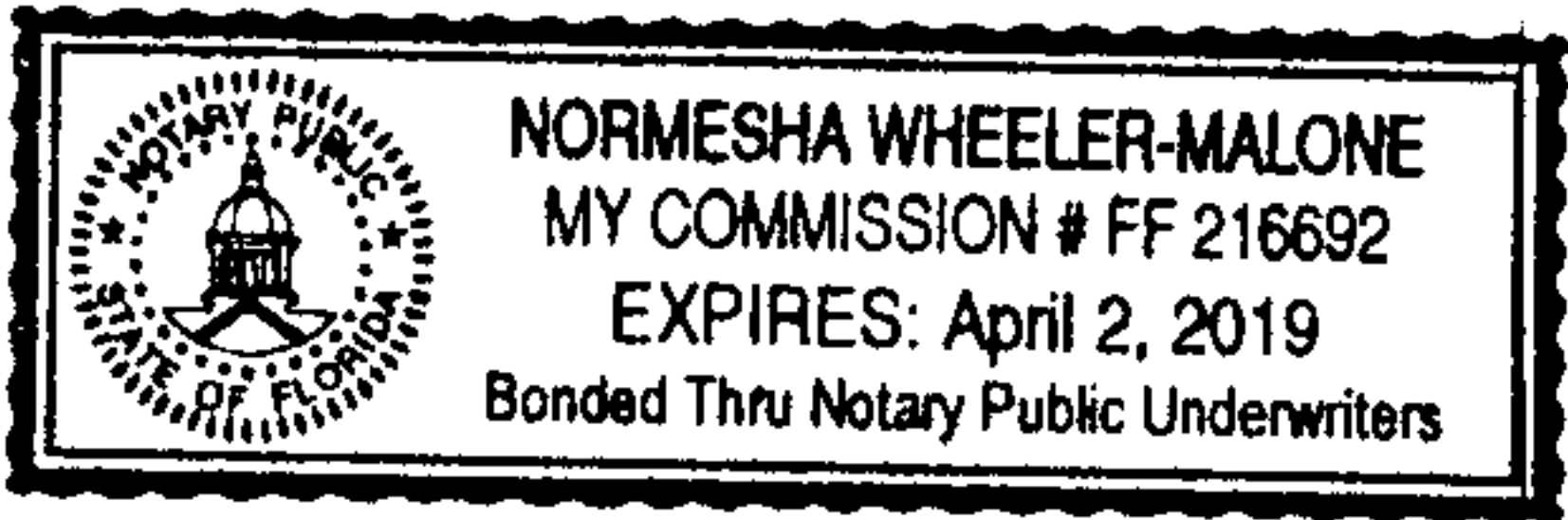
By: Carl W. Israel
Carl W. Israel, Its: Member


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

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.

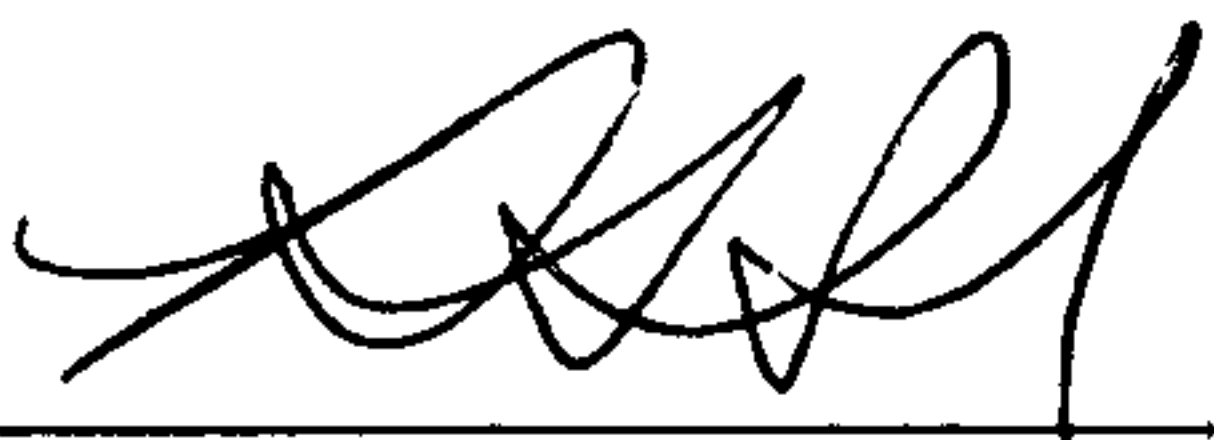
Given under my hand and official seal this 27th day of November, 2015.

[Signature]
NOTARY PUBLIC
My commission expires: 04/02/2019




20151204000415800 3/9 \$312.50
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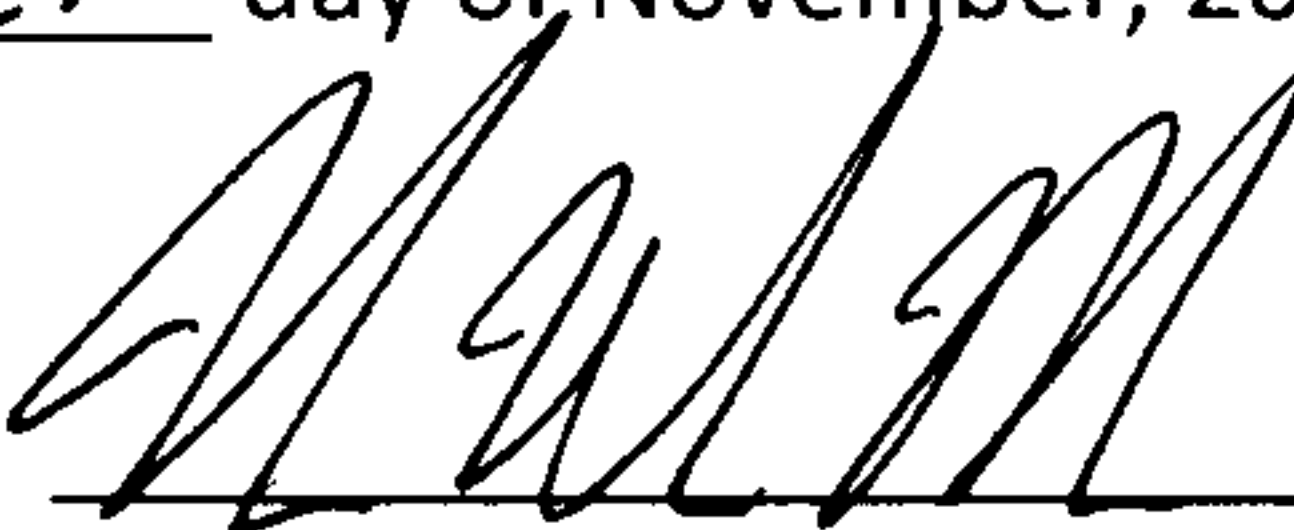
FAMILY REAL ESTATE, LLC,
an Alabama limited liability company

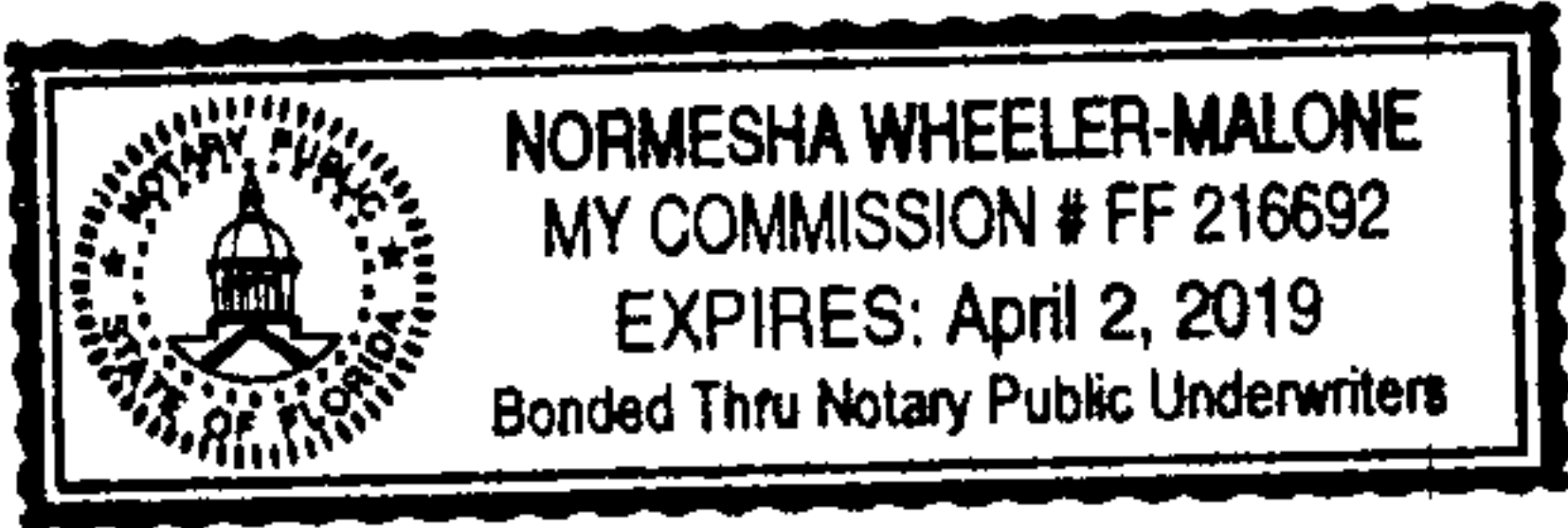
By: 
Robert C. Israel, Its: Member


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 27th day of November, 2015.


NOTARY PUBLIC
My commission expires: 04/02/2019



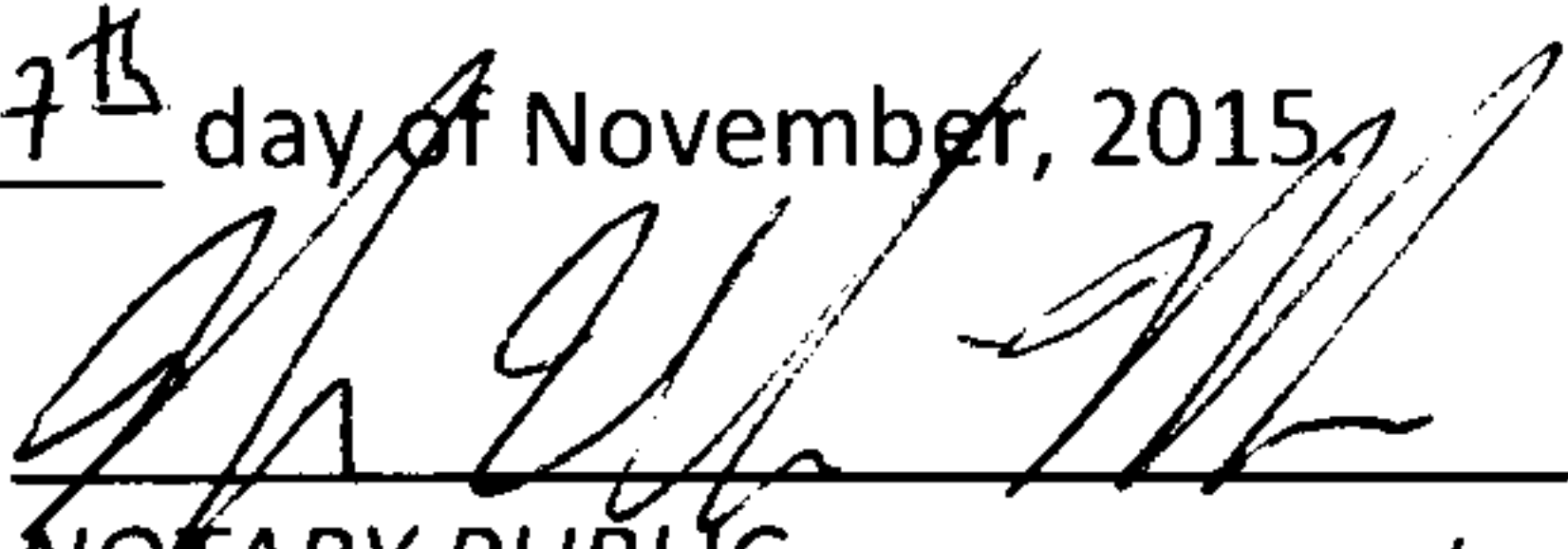

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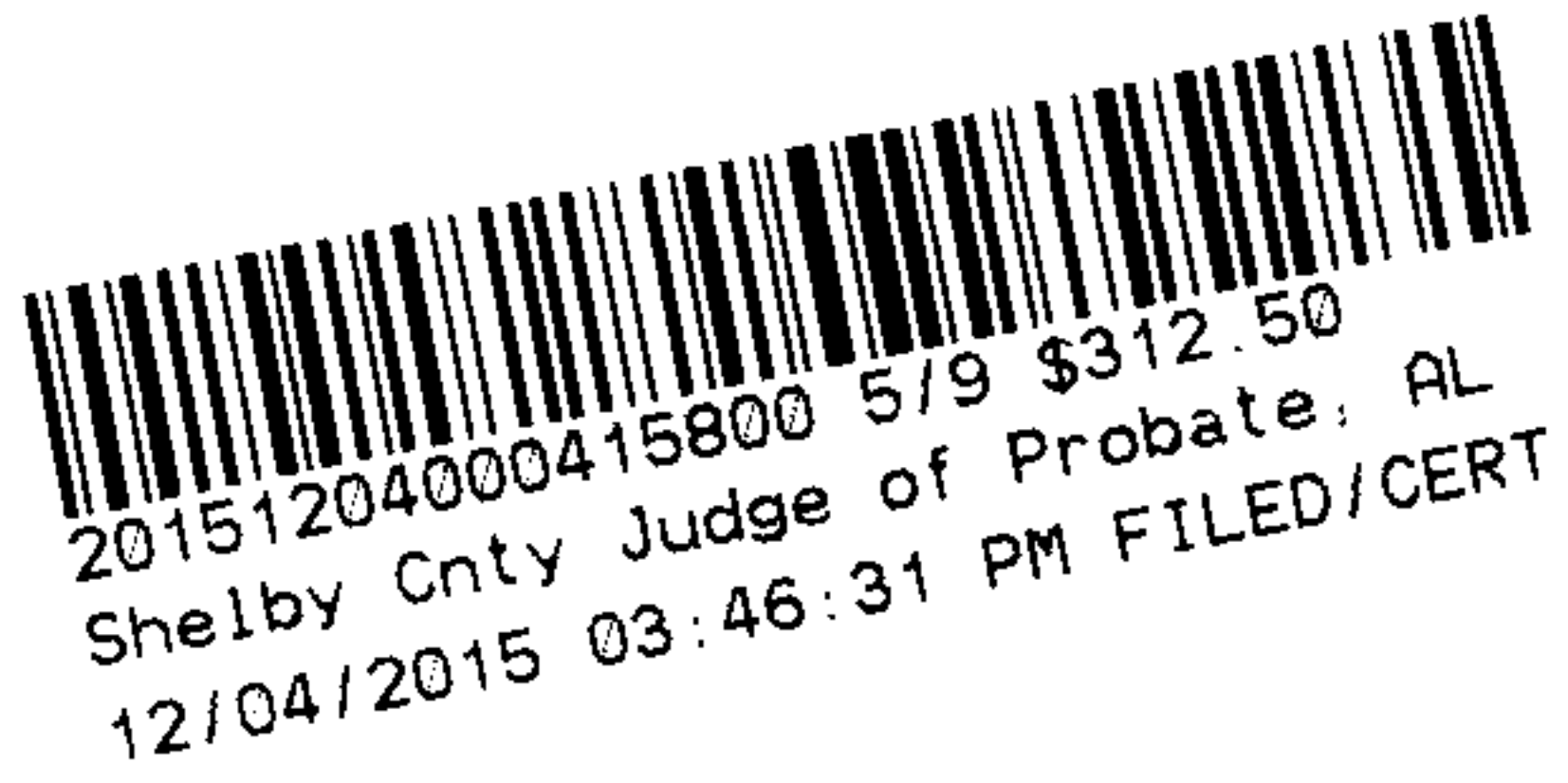
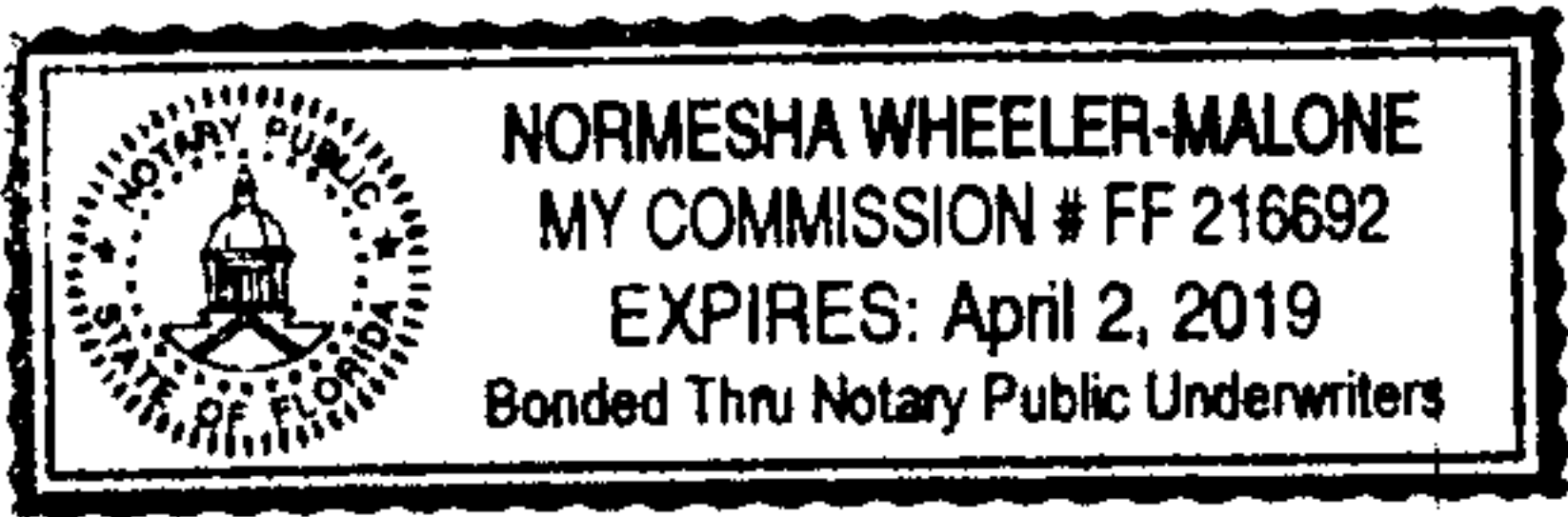
FAMILY REAL ESTATE, LLC,
an Alabama limited liability company

By: 
John Parker Israel, Its: Member

STATE OF FLORIDA)
Waltham :
~~OKALOOSA~~ COUNTY)
NWM

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 27th day of November, 2015

NOTARY PUBLIC
My commission expires: 04/02/2019



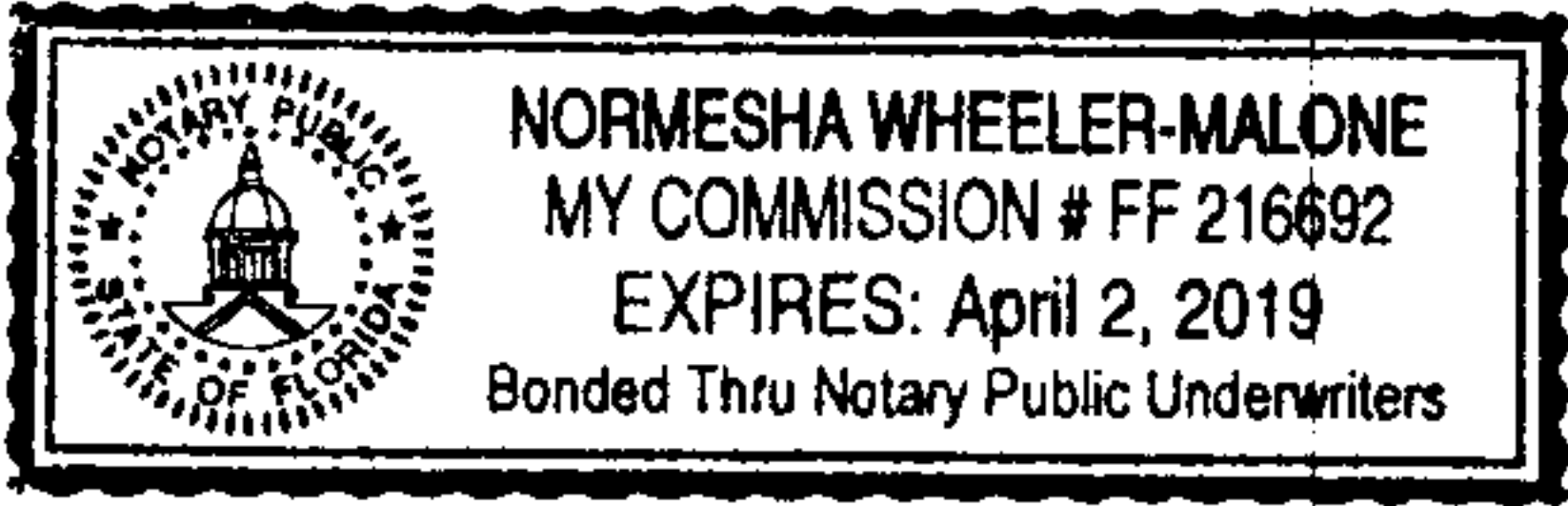
FAMILY REAL ESTATE, LLC,
an Alabama limited liability company

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

STATE OF FLORIDA)
WHEELER :
~~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 22nd day of November, 2015.
[Signature]
NOTARY PUBLIC
My commission expires: 04/02/19



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EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO.1: 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, said point being the point of beginning. From this beginning point proceed South 89' 42' 22" West along the South boundary of said quarter-quarter section for a distance of 706.67 feet to a ½" capped rebar (PLS #4848) being located on the Northerly right-of-way of Shelby County Highway No. 48; thence proceed Northwesterly along the curvature of a concave curve left having a delta angle of 15° 26' 31" and a radius of 1111.62 feet and along the Northerly right-of-way of said highway for a chord bearing and distance of North 85' 01' 04" West, 298.69 feet to a ½" capped rebar in place (#4848) being the P. T. of said curve; thence proceed South 87' 15' 41" West along the Northerly right-of-way of said highway for a distance of 242.86 feet to the P. C. of a concave curve right having a delta angle of 02' 56' 37" and a radius of 4835.20 feet; thence proceed Southwesterly along the curvature of said curve and along the Northerly right-of-way of said highway for a chord bearing and distance of South 88' 44' 00" West, 248.40 feet to the P. T. of said curve; thence proceed North 89' 45' 24" West along the Northerly right-of-way of said highway for a distance of 1121.45 feet to a ½" capped rebar in place (#4848) to a point on the West boundary of the Southeast one-fourth of the Southeast one-fourth of Section 35, Township 20 South, Range 1 East; thence proceed North 01' 13' 36" West along the West boundary of said quarter-quarter section and along a wire fence for a distance of 1292.70 feet (set ½" rebar) to the Northwest corner of said quarter-quarter section; thence proceed North 89' 12' 41" East along the North boundary of said Southeast one-fourth of the Southeast one-fourth of Section 35 and along the North boundary of the Southwest one-fourth of the Southwest one-fourth of Section 36 for a distance of 2657.88 feet to a flat iron in place at fence intersection being the Northeast corner of said Southwest one-fourth of the Southwest one-fourth; thence proceed South 00' 34' 21" West along the East boundary of said quarter-quarter section and along a wire fence for a distance of 1339.03 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 36 and Southeast one-fourth of the Southeast one-fourth of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, and contains 79.55 acres.

AND ALSO SUBJECT TO AND GRANTED 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.


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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: CI5, LLC
Mailing Address: 1400 Urban Center Pkwy Ste 150
Birmingham, AL 35242

Property Address: Approx 79.55 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: \$274,064.70

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

☒ Unattested

(verified by)

Print Frank C. Galloway III

Sign Frank C. Galloway III
(Agent)

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