

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **THE BROADWAY GROUP, LLC, an Alabama limited liability company** (the herein "Grantor") for and in consideration of the sum of ONE MILLION EIGHTY-FIVE THOUSAND FIVE HUNDRED FIFTY-TWO AND NO/100 (\$1,085,552.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **IMOJ, LLC, an Alabama limited liability company**, (the herein "Grantee"), the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate located at 42860 Highway 25, Vincent, Alabama 35178, lying and being in the County of SHELBY, State of Alabama, to-wit:


**LOT 1, BROADWAY – HIGHWAY 25, A RESUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 139, PAGE 71, TOWN OF VINCENT, ALABAMA – SHELBY COUNTY, IN MAP BOOK 44, PAGE 107, PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said Grantee, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2016, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama; and the rights of Dolgencorp, LLC, as tenant in possession.

[Remainder of page left intentionally blank.]

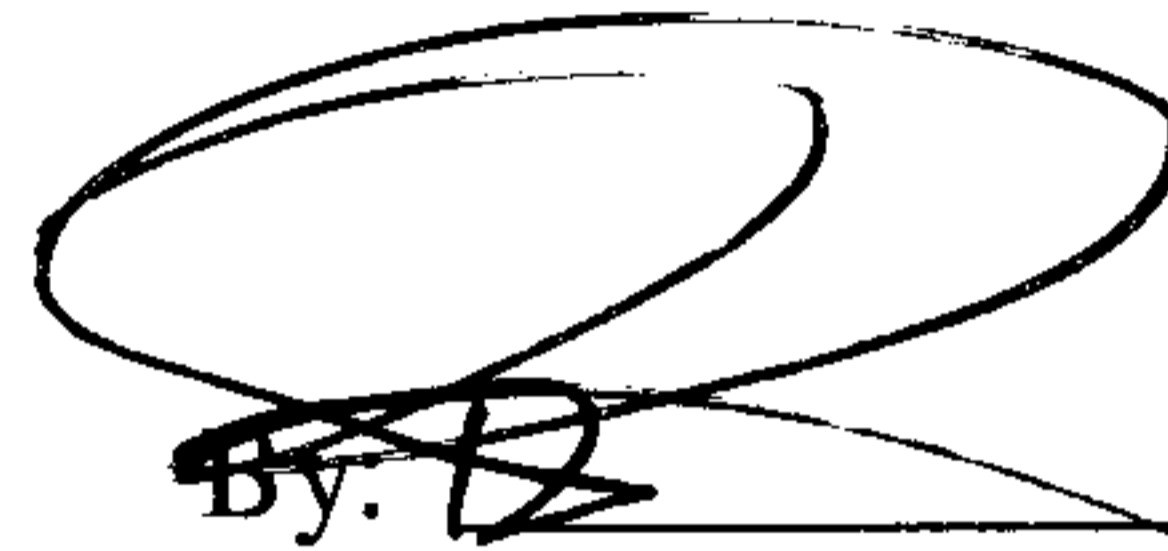
Shelby County, AL 12/28/2015  
State of Alabama  
Deed Tax: \$1086.00

  
20151228000439580 1/3 \$1106.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 12:31:39 PM FILED/CERT

IN WITNESS WHEREOF, THE BROADWAY GROUP, LLC, an Alabama limited liability company, has caused this instrument to be executed by its undersigned Authorized Agent, for and as the act of said limited liability company on this the 23<sup>rd</sup> day of December, 2015.

THE BROADWAY GROUP, LLC, an  
Alabama limited liability company

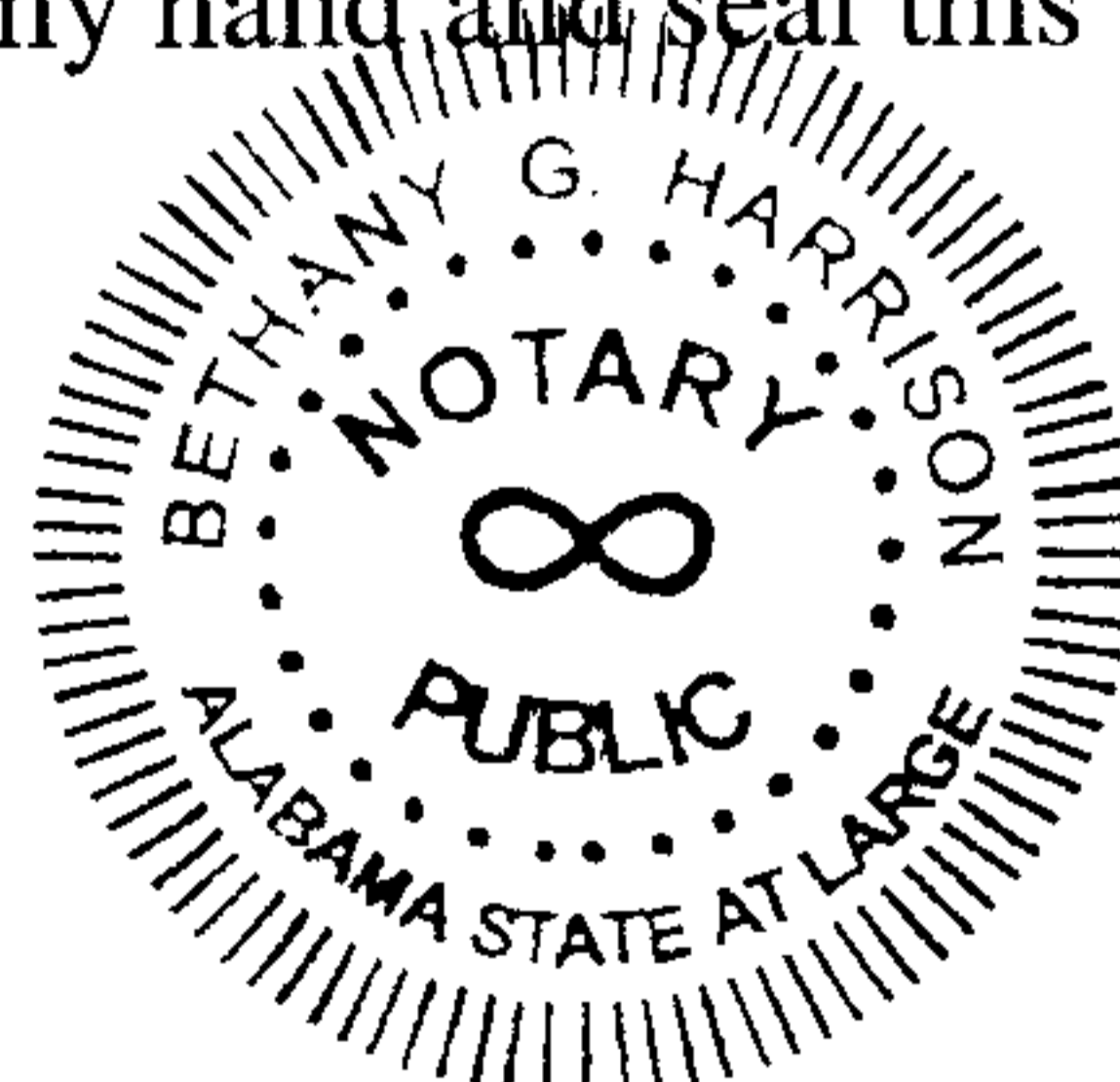
BY: BROADWAY MANAGEMENT,  
LLC, an Alabama limited liability company,  
Its Manager


  
By: Robert M. Broadway (SEAL)  
Robert M. Broadway, Manager

STATE OF ALABAMA     )  
                                  :  
MADISON COUNTY     )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, ROBERT M. BROADWAY, whose name as Manager of BROADWAY MANAGEMENT, LLC, an Alabama limited liability company in its capacity as Manager of THE BROADWAY GROUP, 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, as such Manager, and with full authority, executed the same voluntarily for and as the authorized acts of said entities on the day the same bears date.

Given under my hand and seal this the 22<sup>nd</sup> day of December, 2015.




  
Notary Public  
My Commission Expires: 9-17-2019

Grantee's Address for Tax Notices:

IMOJ, LLC, an Alabama limited liability company  
302 Potters Mills Avenue  
Daphne, AL 36526

This Instrument Prepared By:  
Bethany H. Sneed  
HARRISON, GAMMONS & RAWLINSON, P.C.  
2430 L & N Drive  
Huntsville, Alabama 35801

  
20151228000439580 2/3 \$1106.00  
Shelby Cnty Judge of Probate, AL  
12/28/2015 12:31:39 PM FILED/CERT

1-256-533-7711

## Real Estate Sales Validation Form

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

Grantor's Name:	The Broadway Group, LLC	Grantee's Name:	IMOJ, LLC
Mailing Address:	216 Westside Square Huntsville, AL 35801	Mailing Address:	302 Potter Mills Ave Daphne, AL 36526
Property Address:	42860 Highway 25 Vincent, AL 35178	Date of Sale:	December <u>23</u> , 2015
		Total Purchase Price:	1,085,552.00
		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)

<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 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: 12/23/15

Unattested

(verified by)

Print Robert M. Broadway

Sign

(Grantor/Grantee/Owner/Agent) circle one