

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Crusher Works LLC
83 Mt. Laurel Avenue
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Eighty-Five Thousand and 00/100 (\$385,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James E. Roberts, a married man (65.2075%), Clayton I-65 Investments, LLC, an Alabama limited liability company (22.085%) and Anne G. Edge, an unmarried woman, as devisee under the Last Will of Hugh L. Edge, deceased, Probate Case #214024 Jefferson County, Alabama, Birmingham Division (12.7075%)** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Crusher Works LLC**, a Georgia limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 2 and 3, according to the Survey of Airpark Plaza, as recorded in Map Book 19, Page 36, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Alabama Power Company Easement(s) as shown by map recorded in Map Book 19, Page 36, in the Probate Office of Shelby County, Alabama.
4. Restrictions as shown by map recorded in Map Book 19, Page 36, in the Probate Office of Shelby County, Alabama.
5. Map Book 19, Page 36 Shows the following reservation:

Sink Hole Prone Areas – The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets as safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

6. Easement to Alabama Power Company recorded in Instrument 200303000126220, in the Probate Office of Shelby County, Alabama.
7. Easement recorded in Instrument 1998-35055, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto and release of damages recorded in Shelby Real 352, Page 805, in the Probate Office of Shelby County, Alabama.
9. Restrictions, Conditions and Covenants appearing of recorded in Instrument 1998-17437, in the Probate Office of Shelby County, Alabama.
10. The following matters of survey, as set forth on the survey of Carr & Associates Engineers, Inc., dated April 13, 2016:
 - a) Location of fenceline lying both within and without the actual lot lines
 - b) Note: The referenced plat contains errors and does not reflect the actual boundary


This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

The property conveyed herein does not constitute the homestead of James E. Roberts, one of the grantors herein, nor that of his spouse.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

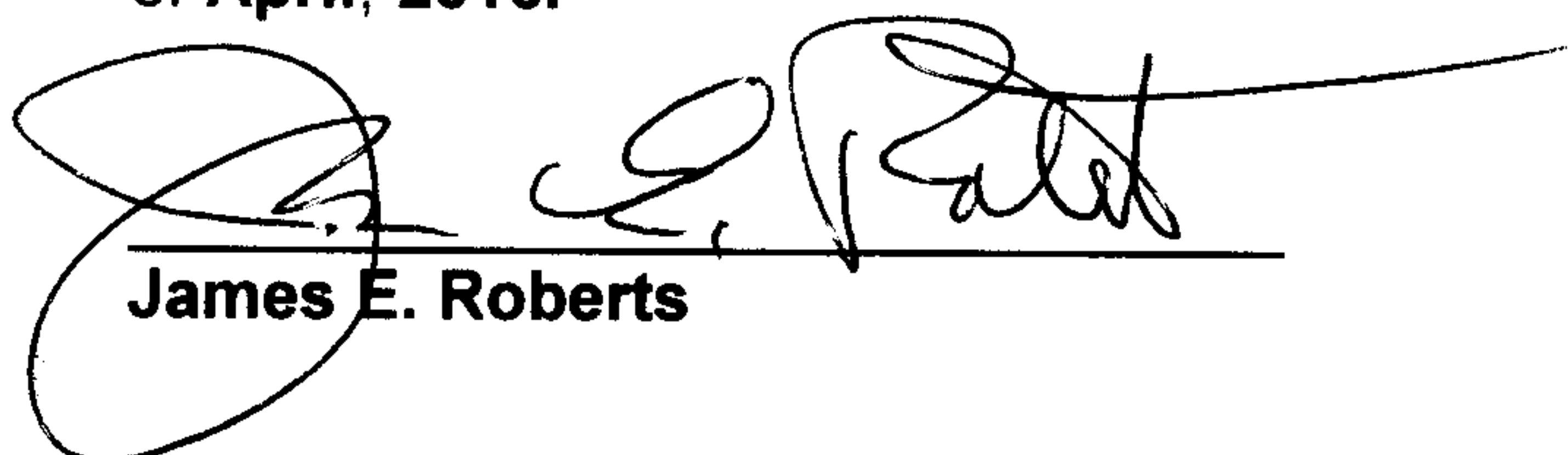
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

Shelby County, AL 04/21/2016
State of Alabama
Deed Tax: \$185.00


20160421000130850 1/4 \$208.00
Shelby Cnty Judge of Probate, AL
04/21/2016 11:28:58 AM FILED/CERT

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth hereinabove; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **14th** day of **April, 2016**.


James E. Roberts

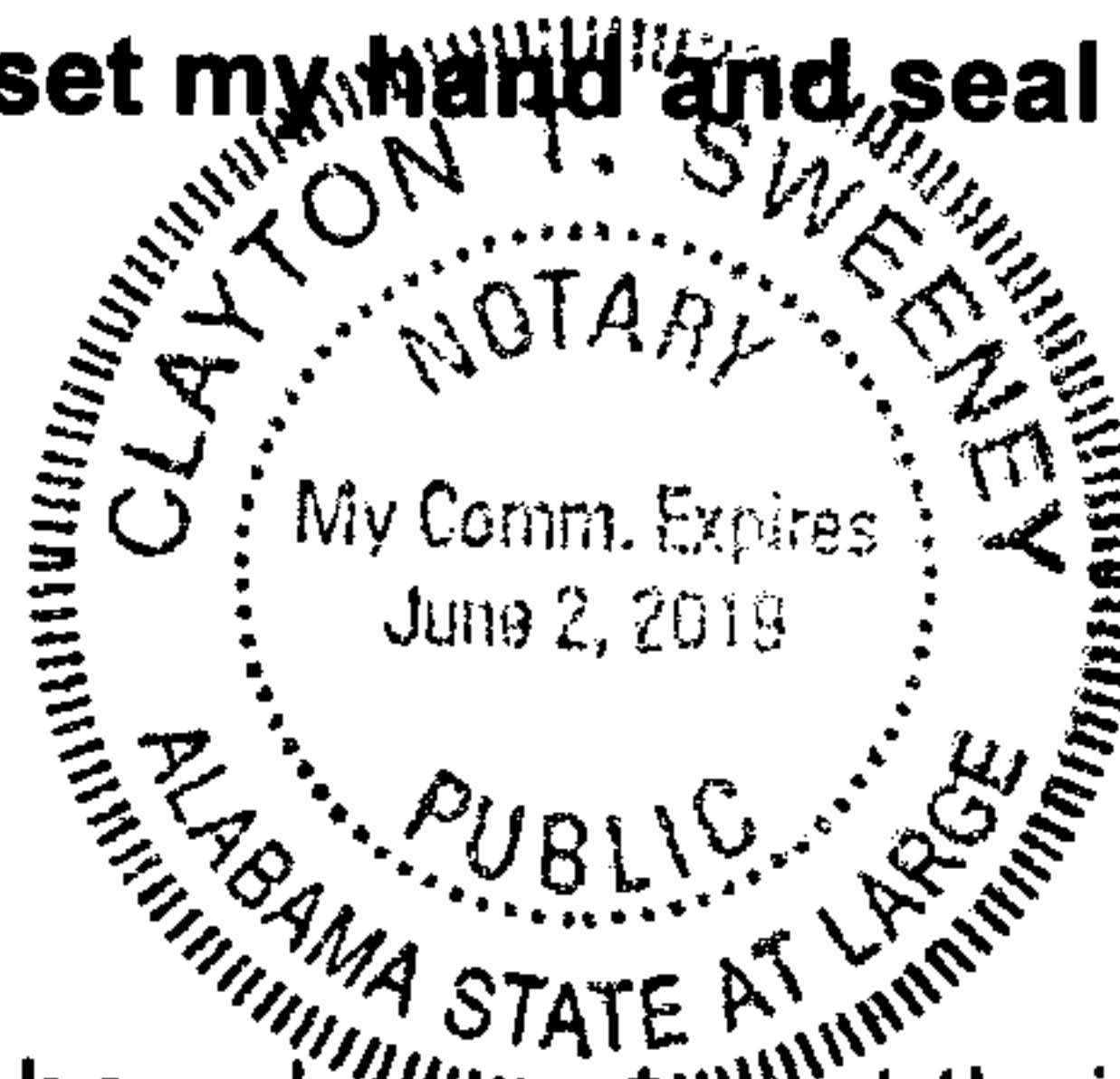
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James E. Roberts, a married man, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2016.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **13th** day of **April, 2016**.

Clayton I-65 Investments, LLC
An Alabama limited liability company

By: 
Delton L. Clayton, Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Delton L. Clayton, whose name as Manager of Clayton I-65 Investments, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of April, 2016.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



20160421000130850 2/4 \$208.00
Shelby Cnty Judge of Probate, AL
04/21/2016 11:28:58 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **14th** day of **April, 2016**.

Anne G. Edge
**Anne G. Edge, devisee under the will
of Hugh L. Edge, deceased, Probate
Case No. 214024, Jefferson County, Alabama**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anne G. Edge, an unmarried woman, being the devisee under the Last Will of Hugh L. Edge, deceased, Probate Case No. 214024, Jefferson County, Alabama, Birmingham Division, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2016.

**NOTARY PUBLIC
My Commission Expires: 06/02/2019**



20160421000130850 3/4 \$208.00
Shelby Cnty Judge of Probate, AL
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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 James E. Roberts, Clayton I-65 Investments, LLC and Anne G. Edge as beneficiary of the Estate of Hugh L. Edge, Deceased, Probate Case #214024 Probate Office of Jefferson County, Alabama, Birmingham Division
Mailing Address PO Box 382646 Birmingham, AL 35238

Grantee's Name Crusher Works LLC

Mailing Address 83 Mt. Laurel Avenue Birmingham, AL 35242

Property Address Lots 2 and 3 Airpark Plaza Calera, AL 35040

Date of Sale April 14, 2016

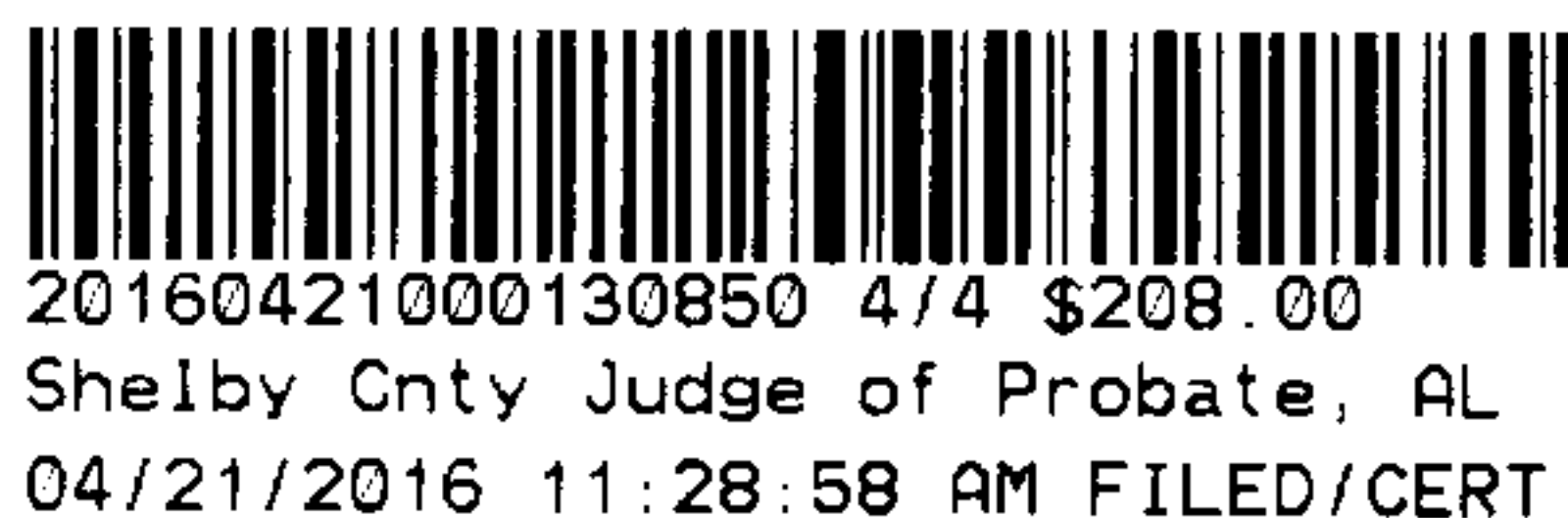
Total Purchase Price \$ 385,000.00

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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal/ Assessor's Appraised 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 April 14, 2014

Print Clayton T. Sweeney Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one