

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
LEJ, Jr. LLC
1236 Blue Ridge Blvd.
Hoover, AL 35226

STATUTORY
WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Four Hundred Sixty-Five Thousand and No/100 DOLLARS (\$465,000.00), which is the total purchase price, in hand paid to the undersigned, BCR Holdings, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), whose mailing address is 402 North 20th Street, Suite 3400, Birmingham, Alabama 35203 by LEJ, JR. LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), whose mailing address is 1236 Blue Ridge Blvd., Hoover, Alabama 35226, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at 4300 Helena Road, Helena, AL 35080 in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Right of way to AT&T, recorded in Real 184, page 22, in the Probate Office of Shelby County, Alabama.
2. Mineral and mining rights and rights incident thereto recorded in Instrument 1995-31028, in the Probate Office of Shelby County, Alabama.
3. Any mining or mineral rights leased, granted or retained by current or prior owners.
4. Taxes or assessments for 2016 and subsequent years and not yet due and payable.
5. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.

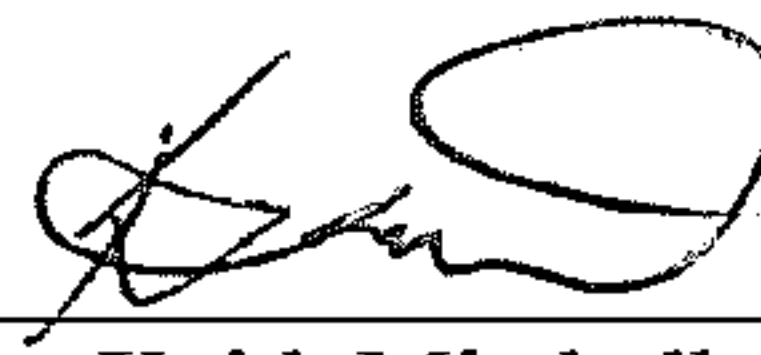
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereto set his signature and the seal of said company, this 26 day of April, 2016.

BCR Holdings, LLC



(SEAL)

By: Keith Mitchell

Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Keith Mitchell, whose name as Member of BCR Holdings, LLC, a 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 said document, 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 26 day of April, 2016.



NOTARY PUBLIC

My commission expires: 5.21.16

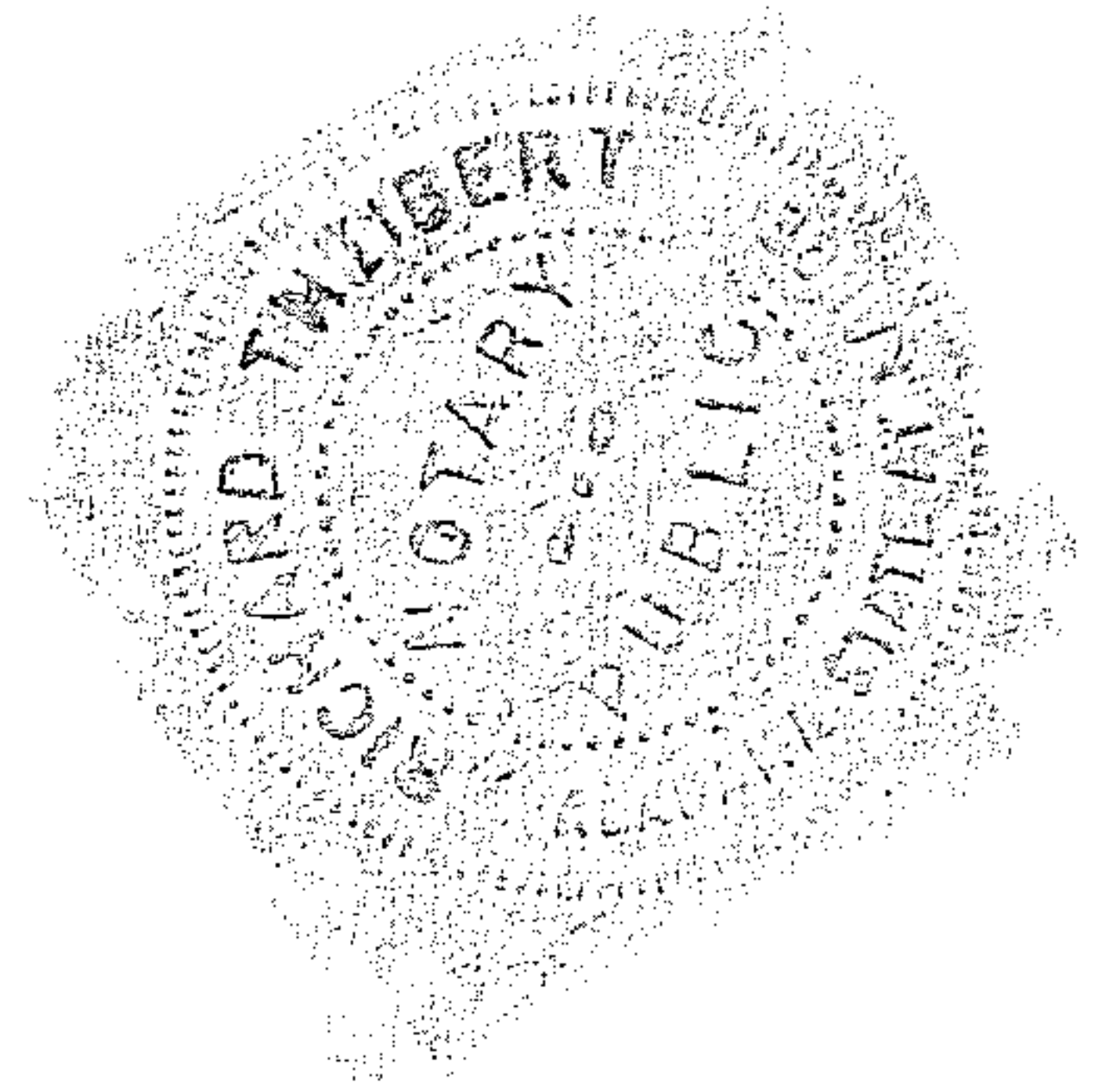


EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence run easterly along the northerly line thereof a distance of 1,326.83 feet to a 3" Capped Pipe Found also being the Northwest Corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence leaving said northerly line turn a deflection angle right of 56°04'42" and run southeasterly a distance of 497.70 feet to the easterly margin of Alabama Highway #281 (also known as Helena Road, an 80' wide right of way); thence turn a deflection angle right of 48°01'38" and run southwesterly along said easterly margin a distance of 40.02 feet to a Magnail Set and the Point of Beginning of the property herein described; thence continue along said easterly margin and run southwesterly a distance of 249.06 feet to a Capped Rebar Set (ALS CA749LS); thence leaving said 80' wide easterly margin turn a deflection angle left of 91°15'28" and run southeasterly a distance of 151.25 feet to a Capped Rebar Set (ALS CA749LS); thence turn a deflection angle left of 90°00'00" and run northeasterly a distance of 165.00 feet to a Magnail Set; thence turn a deflection angle left of 90°00'00" and run northwesterly a distance of 10.00 feet to a Magnail Set; thence turn a deflection angle right of 90°00'00" and run northeasterly a distance of 84.00 feet to a Capped Rebar Set (ALS CA749LS); thence turn a deflection angle left of 90°00'00" and run 135.79 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2016 02:32:42 PM
\$235.00 CHERRY
20160517000168360

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.