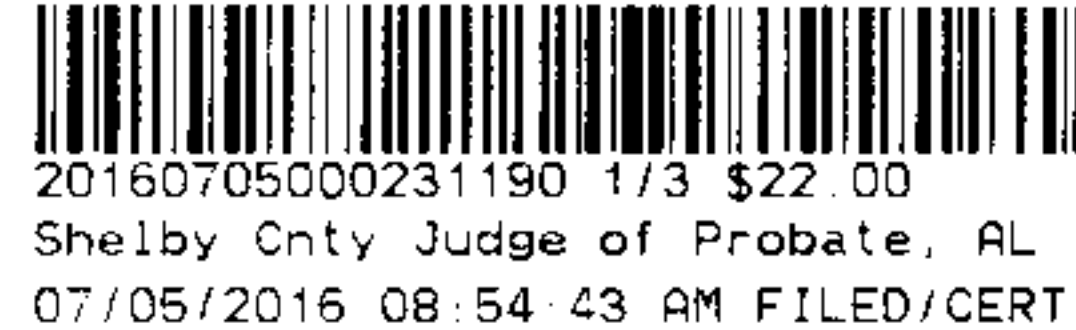


The Broadway Group, LLC
C/O Harrison, Gammons & Rawlinson
2430 L & N Drive
Huntsville, AL 35801

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENT: That the undersigned, **WILLIAM D. PAYNE and MARY E. PAYNE a/k/a MARY PAYNE, husband and wife (the herein "Grantor")** with address of 454 Mooney Road Columbiana AL 35057 for and in consideration of the sum of TWO HUNDRED EIGHTY THOUSAND AND NO/00 (\$280,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to them by **THE BROADWAY GROUP, LLC, an Alabama limited liability company, (the herein "Grantee")** with a mailing address of 216 Westside Square, Huntsville, AL 35801, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** the following described real estate located as NE ¼ of NW ¼ of Section 26, Township 21 South, Range 1 West, Columbiana, Alabama, lying and being in the County of SHELBY, State of Alabama, to-wit:

TRACT 1:

Parcel I

A part of NE ¼ of NW ¼ of Section 26, Township 21 South, Range 1 West more particularly described as follows: Commence at the NW corner of said NE ¼ of NW ¼ of Section 26 and run South 1°51' East along West line of said ¼ ¼ Section a distance of 704.61 feet; thence turn an angle of 98°56' to left and run 210 feet; thence turn an angle of 98°56' to right and run South 1°51' East a distance of 260.0 feet; thence continue in the same direction a distance of 195.3 feet to North margin of West College Street; thence turn an angle of 99°10' to left and run along North margin of West College Street a distance of 200.35 feet to the SE corner of the James T. Whittemore lot, which is the point of beginning of the lot herein described; thence continue in the same direction along the North margin of said West College Street a distance of 100 feet; thence turn an angle of 93°30' to the left and run Northerly 213.37 feet; thence turn an angle of 91° to the left and run 85.67 feet to the NE corner of said Whittemore lot; thence turn an angle of 85°03' left and run along the East boundary of said Whittemore lot a distance of 206.25 feet to point of beginning.

Parcel II

A lot of land described as commencing at the intersection of the North boundary line of the public road now known as the Camp Branch Saginaw cut off road and formerly known as the Old Montevallo Road and at one time designated as the Old Tuscaloosa Road, by a branch flowing across said road in a Southerly direction, and being in the East half of the NW ¼ of Section 62, Township 21, Range 1 West, and run thence in a Westerly direction along the North boundary of said public road a distance of 370.5 feet for a point of beginning of the lot herein described and conveyed; continue thence in a Westerly direction along the North boundary line of said public road, a distance of 87.5 feet to the SW corner of the property conveyed by Leon Marcus Templin to G. C. Ray by deed recorded in Deed Book 118, on page 13 in the Office of the Judge of Probate of Shelby County, Alabama, run thence North 210 feet; thence East 87.5 feet; run thence South 210 feet to the point of beginning, and being the West 87.5 feet of that certain lot or parcel of land conveyed by G. C. Ray and wife, Ona Templin Ray to K. E. McWilliams, by deed dated December 5, 1946 and recorded in Deed Book 125, page 477 in the Office of the Judge of Probate 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 **THE BROADWAY GROUP, LLC, an Alabama limited liability company,** and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantors, for themselves, their heirs and assigns, do 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 **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, its successors and assigns, from and against themselves, and all persons claiming or holding under them, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that they are seized in fee thereof; that they have 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.

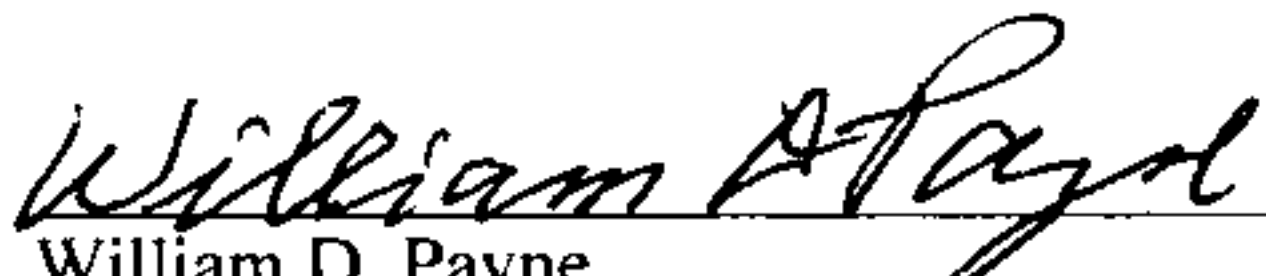
The purchase price or actual value claimed can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
_____ Sales Contract
 X Closing Statement
_____ Appraisal
_____ Other _____


20160705000231190 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/05/2016 08:54:43 AM FILED/CERT

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the Grantors do hereunto set their hands and seals on this the 23rd day of June, 2016.

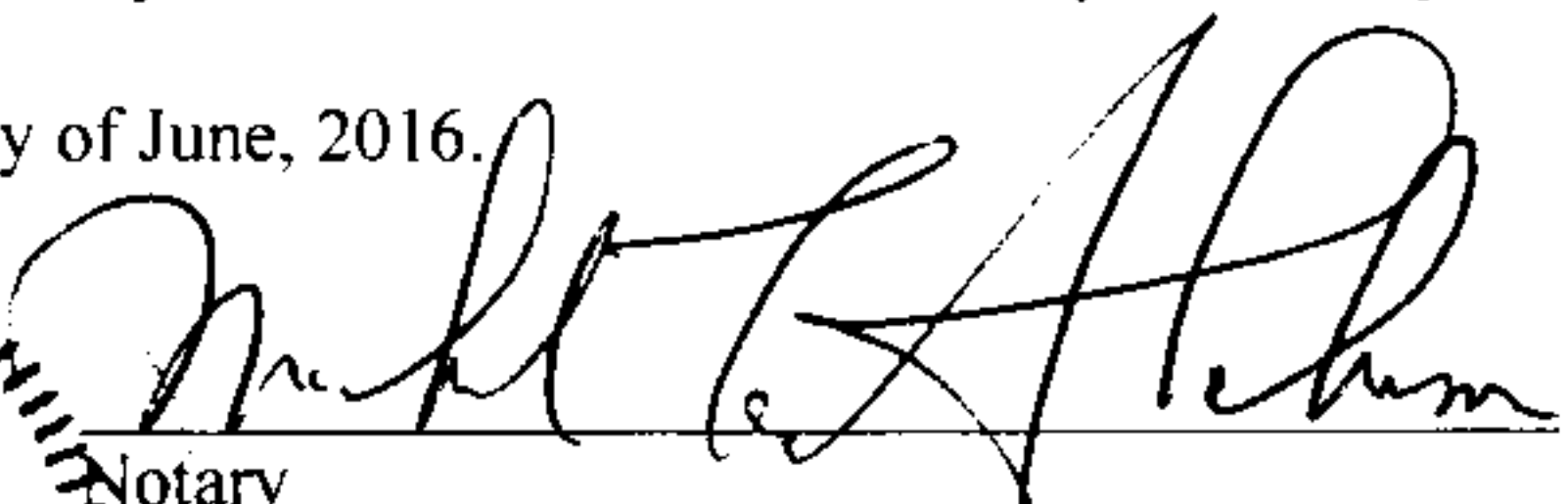
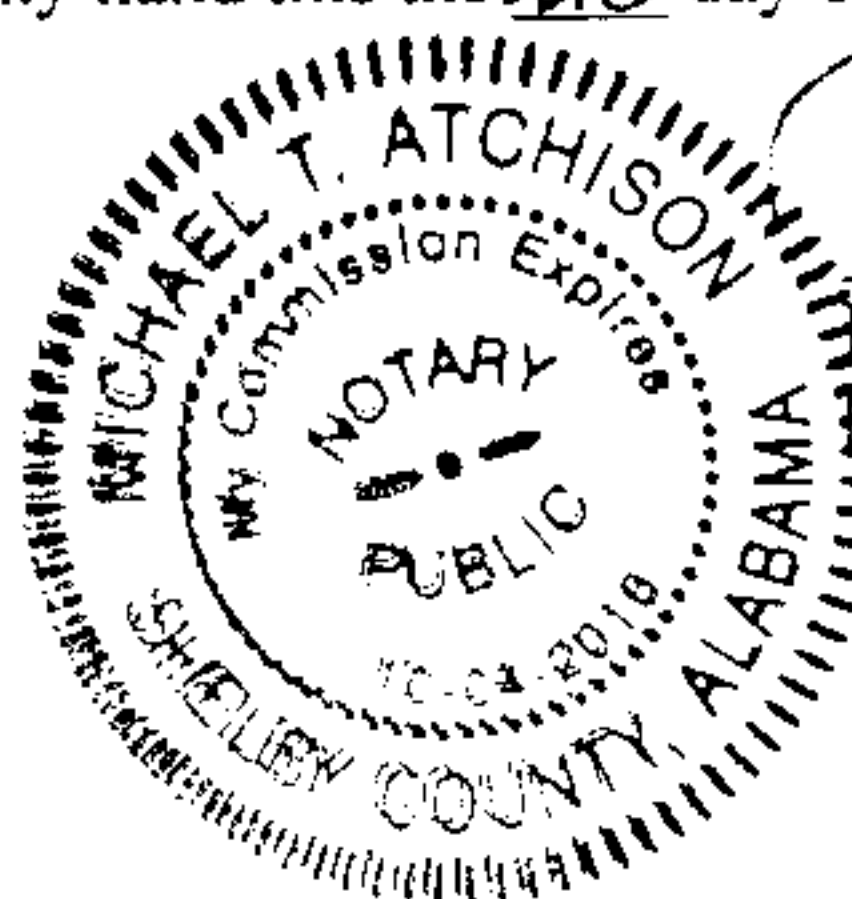
 (SEAL)
William D. Payne

 (SEAL)
Mary F. Payne a/k/a Mary Payne

STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **WILLIAM D. PAYNE and MARY F. PAYNE a/k/a MARY PAYNE, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of June, 2016.


Notary
My Commission Expires:


Grantee's Address
The Broadway Group, LLC
216 Westside Square
Huntsville, AL 35801

This instrument was prepared by **BETHANY H. SNEED, Harrison, Gammons & Rawlinson, PC, 2430 L & N Drive, Huntsville, AL 35801 256-533-7711 THB2174**

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

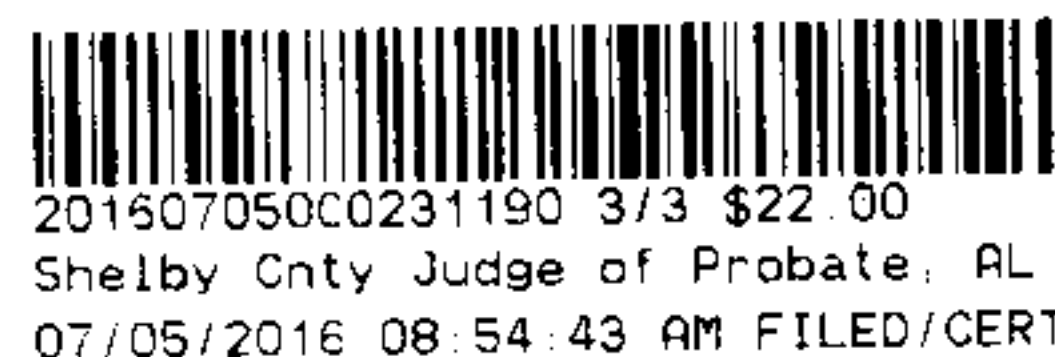
Grantor's Name William Payne, Mary Payne Grantee's Name The Broadway Group, LLC
Mailing Address 454 Mooney Rd. Columbia, AL 35051 Mailing Address C/O Harrison, Gammons + Rawlinson
2430 Land N. Drive
Huntsville, AL 35801

Property Address Acreage Date of Sale 6-24-16
NE 1/4 of NW 1/4 Total Purchase Price \$ 280,000.00
Section 26 Or
Township 21 South Actual Value \$ _____
Range 1 West Or
Assessors 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
☐ Other



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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-24-16

Print Mike T. Atchison

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one