

This instrument was prepared by:
Jason E. Spinks
3360 Davey Allison Blvd
Hueytown, Al 35023

Send Tax Notice to: Integrity Partners, LLC
3360 Davey Allison Blvd
Hueytown, Al 35023

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of FOUR HUNDRED THOUSAND DOLLARS and 00/100 (\$400,000.00), to the undersigned Grantor, Western Properties, LLC 50% undivided interest and Western REI, LLC 50% undivided interest, (herein referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Integrity Partners, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama,; to wit;

See Addendum "A"

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantees, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this the 31st day of August, 2016.

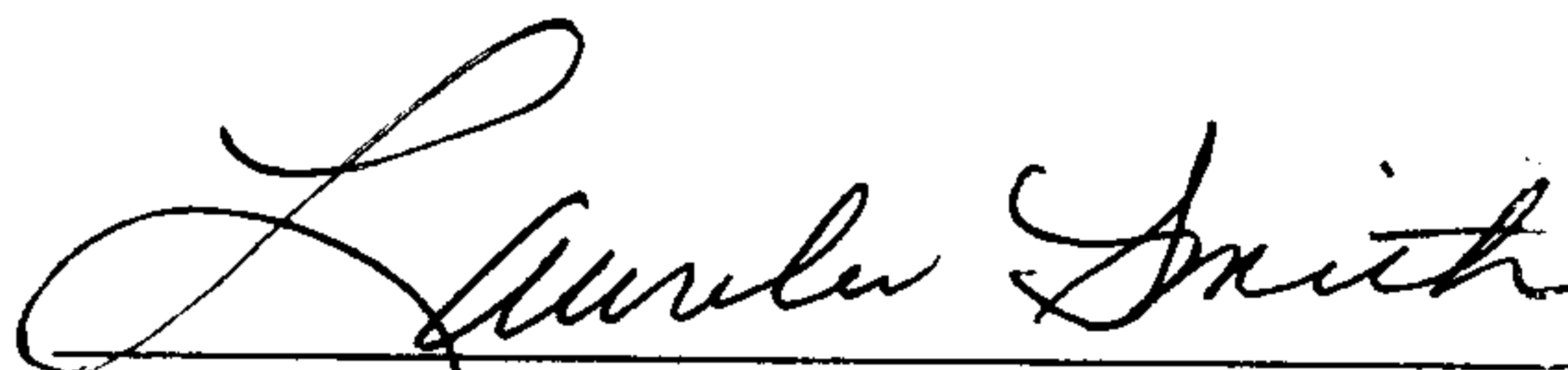

Jason E. Spinks, Managing Member Western REI, LLC
GRANTOR


Jason E. Spinks, Manager Western Properties, LLC
Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, Managing Member of Western REI, LLC and also Manager of Western Properties, LLC, personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in their authorized capacity, and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 31st day of August, 2016.



NOTARY PUBLIC


My Commission expires

AFFIX SEAL

MY COMMISSION EXPIRES
JUNE 15, 2019

STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 08/31/2016
State of Alabama
Deed Tax: \$400.00


20160831000316640 1/3 \$421.00
Shelby Cnty Judge of Probate, AL
08/31/2016 03:36:24 PM FILED/CERT

Addendum "A"

TRACT 1:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 3 West, Being described as follows;

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said section; said point being a rebar found; thence run to a northerly direction along West boundary of said 1/4-1/4 section 1330.45 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said section; said point being a rebar found and the Point of Beginning of the property herein described; thence deflect left 87 degrees 49 minutes 58 seconds and run in a westerly direction along the south boundary of said 1/4-1/4 section 1280.22 feet to intersection with the easterly right of way of Stamps Junction; thence turn an interior angle of 92 degrees 09 minutes 26 seconds and run to the right in a northerly direction along said easterly right of way 326.22 feet; thence turn an interior angle of 87 degrees 22 minutes 33 seconds and run to the right, leaving said right of way, in a easterly direction 1280.49 feet to intersection with the East line of said Northeast 1/4 of Southwest 1/4; thence turn an interior angle of 92 degrees 39 minutes 15 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section 315.78 feet to the POINT OF BEGINNING.

TRACT 2:

A parcel of land situated in the West 1/2 of the Southeast 1/4 of Section 1, Township 22 South, Range 3 West, being described as follows;

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said section, said point being a rebar found; thence run in a westerly direction along South boundary of said 1/4-1/4 section for a distance of 1318.39 feet to the southwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 92 degrees 16 minutes 10 seconds and run to the right in a northerly direction along the West line of said 1/4-1/4 section for a distance of 1330.45 feet to the Northwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 180 degrees 01 minutes 12 seconds and run to the left in a northerly direction along the West line of the Northeast 1/4 of the Southeast 1/4 of said section for a distance of 730.46 feet to a rebar found; thence turn an interior angle of 87 degrees 49 minutes 14 seconds and run to the right in an easterly direction for a distance of 1166.85 feet to a rebar found; thence turn an interior angle of 271 degrees 13 minutes 47 seconds and run to the left in a northerly direction for a distance of 442.45 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc., on the southerly right of way of Shelby County Highway 22; said point being in the arc of a curve to the right having a central angle of 6 degrees 36 minutes 00 seconds, a radius of 993.20 feet and forming an interior angle of 58 degrees 06 minutes 44 seconds to tangent of said curve from last described course; thence run along the arc of said curve and along said right of way in a southeasterly direction 114.41 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc.; thence run tangent to said curve along said right of way in a southeasterly direction 64.76 feet to intersection with the East line of the Northwest 1/4 of the Southeast 1/4 of said section; thence turn an interior angle of 129 degrees 25 minutes 31 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section and leaving said right of way for a distance of 1070.96 feet to the Southeast corner of said 1/4-1/4 section, said point being a rebar found; thence turn an interior angle of 180 degrees 00 minutes 34 seconds and run to the left in a southerly direction along the East line of the Southwest 1/4 of the Southeast 1/4 of said section for a distance of 1332.16 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.



20160831000316640 2/3 \$421.00
Shelby Cnty Judge of Probate, AL
08/31/2016 03:36:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Western Properties + Western REI
Mailing Address 3360 Davey Allison Blvd
Huntsville, AL
35023

Grantee's Name Integrity Partners, LLC
Mailing Address 3360 Davey Allison Blvd
Huntsville, AL
35023

Property Address NO Address Assigned

Date of Sale 8/31/16

Total Purchase Price \$ 400,000

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
☐ 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 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 8/31/16

Print JASON E. SPUNKS

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

20160831000316640 3/3 \$421.00
Shelby Cnty Judge of Probate, AL
08/31/2016 03:36:24 PM FILED/CERT

Form RT-1