

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

GRANTEE'S ADDRESS:

J. L. Morgan & Associates, Inc.  
~~7057 Meadowlark Drive~~  
Birmingham, AL ~~35242~~

P.O. Box 360481  
35236

STATE OF ALABAMA )

STATUTORY WARRANTY DEED

**20170324000099960**

COUNTY OF JEFFERSON )

**03/24/2017 03:18:33 PM**

**DEEDS 1/4**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Hundred Thousand and NO/100 (\$700,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **B&J Associates, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **J. L. Morgan & Associates, Inc., an Alabama corporation** (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:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Subject to Restrictive covenants appearing of record in Book 2001, Page 51990.

Subject to Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 112, Page 132 and Deed Book 112, Page 133.

Subject to Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 218, Page 638.

Subject to Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such right as recorded in Deed Book 122, Page 229.

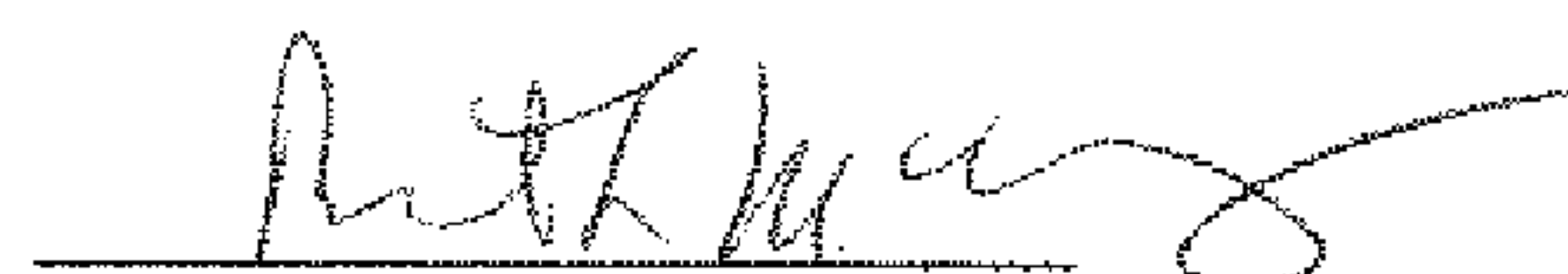
\$600,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of March, 2017.

**B&J Associates, L.L.C., an Alabama limited liability company**



**By: Robert L. McKay**  
**Its Managing Member**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert L. McKay**, whose name as **Managing Member of B&J Associates, L.L.C., 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 Instrument, he as such **Managing Member** and with full authority executed 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 16th day of March, 2017.

  
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A Parcel of land located in the NW ¼ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3 Page 54; in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92 degrees 54 minutes 42 seconds and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left interior angle of 87 degrees 04 minutes 26 seconds and run parallel to the South line of said Lot 7 a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92 degrees 55 minutes 34 seconds and run along the West line of said Lot 7 a distance of 135.13 feet to the point of beginning; making a closing left interior angle of the first described course of 87 degrees 05 minutes 18 seconds.

ALSO, a parcel of land 30 feet wide to be used as access easement, described as follows: Commence at the Southwest corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7 a distance of 30.04 feet to the Southwest corner of the above described parcel of land; thence turn a left interior angle of 87 degrees 04 minutes 26 seconds and run along the South line of the above described parcel of land a distance of 557.41 feet to the Southeast corner of said described parcel; thence turn a left interior angle of 92 degrees 55 minutes 34 seconds and run a distance of 30.04 feet to a point on the South line of said Lot 7; thence turn a left interior angle of 87 degrees 04 minutes 26 seconds and run along the South line of said Lot 7 a distance of 557.41 feet to the point of beginning of the herein described 30 foot wide access easement making a closing left interior angle of 92 degrees 55 minutes 34 seconds, being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name B&J Associates, L.L.C.  
Mailing Address c/o 7057 Meadowlark Drive  
Birmingham, AL 35242

Grantee's Name J.L. Morgan & Associates, Inc.  
Mailing Address P.O. Box 360481  
Birmingham, AL 35236

Property Address 7059 Meadowlark Drive  
Birmingham, AL 35242

Date of Sale 03/16/2017  
Total Purchase Price \$ 700,000.00

or  
Actual Value \$

Assessor's Market Value \$

20170324000099960 03/24/2017 03:18:33 PM DEEDS 4/4

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 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 3/22/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/24/2017 03:18:33 PM  
\$124.00 CHERRY  
20170324000099960