

This Instrument Prepared By: \$440,000.00 (Purchase Price)



Ann Harpole, Esq.
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Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
 § WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FORTY THOUSAND DOLLARS AND NO/100 (\$440,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **REX A. HORTON, by and through my agent and attorney-in-fact, LYNN F. HORTON, and LYNN F. HORTON, husband and wife,** (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, grant, bargain, sell, and convey unto **J&M PROPERTY GROUP, LLC, an Alabama Limited Liability Company,** (hereinafter referred to as **GRANTEE**), in fee simple, all of my right, title and interest in and to the following described real property located in Shelby County, Alabama (the "Real Property"):

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ -SOUTHEAST ¼ OF SAID SECTION 33; THENCE SOUTH 3° 45' 00" EAST ALONG THE EAST LINE OF SAID ¼-¼ SECTION A DISTANCE OF 681.6' (DEED); THENCE SOUTH 87° 30' WEST A DISTANCE OF 3149.0' (DEED) TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #31 (100' RIGHT-OF-WAY) SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 16° 27' 23" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 207.64' MEAS. (206.7 FEET DEED); THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 87° 28' 20" WEST A DISTANCE OF 1102.87' MEAS. (1100.7 FEET DEED); THENCE SOUTH 10° 47' 53" EAST A DISTANCE OF 203.10' MEAS. (203.10 FEET DEED); THENCE NORTH 87° 30' 00" EAST A DISTANCE OF 1123.61' MEAS. (1123.7 FEET DEED) TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 02° 13' 46" EAST A DISTANCE OF 681.60'; THENCE SOUTH 89° 01' 14" WEST A DISTANCE OF 3149.00'; THENCE NORTH 14° 56' 09" WEST A DISTANCE OF 30.90' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 176.77'; THENCE SOUTH 88° 49' 14" WEST A DISTANCE OF 252.79'; THENCE SOUTH 02° 10' 26" WEST A DISTANCE OF 171.25'; THENCE NORTH 88° 57' 40" EAST A DISTANCE OF 304.84' TO THE POINT OF BEGINNING.

This conveyance is made to Grantee absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

1. Taxes for the year 2017, which became a lien as of October 1, 2016, but are not due and payable until October 1, 2017.
2. Easement granted to Alabama Power Company, recorded in Official Records Book 101, Page 139 and 140 and Book 167, Page 109 in the Office of the Judge of Probate for Shelby County, Alabama.
3. Gravel drive easement contained in deed recorded in Instrument No. 20120131000037080 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Title to, and easements in, any portion of the property described herein lying within any highways, roads, streets, or other ways.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein described, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No

representation is made as to the present ownership of such interest. There may be leases, grants, exceptions or reservations of interests that are not of Public Record.

Grantor warrants and represents to Grantee that (i) Grantor is lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantor is entitled to the immediate possession of the Real Property; and (iv) Grantor has the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 18th day of APRIL, 2017.

REX A. HORTON

By: Lynn F. Horton
Lynn F. Horton, his agent and attorney-in-fact

Lynn F. Horton
LYNN F. HORTON

STATE OF ALABAMA §
Jefferson COUNTY § ss.
§

I, the undersigned notary public in and for said county in and for said state, hereby certify that Lynn F. Horton, acting as agent and attorney-in-fact for Rex A. Horton, 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 foregoing instrument and with full authority in her capacity as agent and attorney-in-fact, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 18th day of April, 2017.

Donna Wood
Notary Public
My Commission Expires: 1/27/18

STATE OF ALABAMA §
Jefferson COUNTY § ss.
§

I, the undersigned notary public in and for said county in and for said state, hereby certify that Lynn F. Horton, 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 foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 18th day of April, 2017.

Donna Wood
Notary Public
My Commission Expires: 1/27/18

Property Address:
4224 Highway 31
Calera, Alabama 35040

Grantor's Address:

375 Horton Rd
Columbiana AL
35051

Grantee's Address:

103 Juniper Circle
Pelham AL 35124

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Rex A Horton & Lynn F. HortonMailing Address 375 Horton Rd.
Columbiana ALABAMA
35051Grantee's Name J+M Property Group LLCMailing Address 103 Tidwell Circle
Pelham AL 35124

Property Address

4224 Highway 31
Calera ALABAMA
35040

Date of Sale

April 18, 2017

Total Purchase Price

\$ 440,000.00

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☐ 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 4/18/17Print Donna Martin☐ Unattested

Sign

Donna Martin

(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
 04/20/2017 10:41:10 AM
 \$106.00 CHERRY
 20170420000134340

A handwritten signature, likely of Judge James W. Fuhrmeister, is written over the official stamp.