

This Instrument Prepared By:
Steven A. Brickman, Esquire
SIROTE & PERMUTT, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
Jack's Family Restaurants, LP
124 West Oxmoor Road
Birmingham, Alabama 35209
Attn: CEO

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **JACK'S FAMILY RESTAURANTS, LP**, A Delaware limited partnership (hereafter referred to as "Grantor"), in hand paid by **CLOUD FAMILY, LLC** (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate ("Real Estate") situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to the following as recorded where noted, in the Probate office of Shelby County, Alabama:

1. 2017 ad valorem taxes, which are not yet due and payable;
2. 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 rights as recorded in Volume 287, Page 78; Volume 352, Page 805, and Inst. #20020812000378470.
3. Release of damages as shown in instrument recorded in 352, Page 818.
4. 100 foot right of way to Alabama Power Company as shown on tax map and as referenced in #1999-35971.
5. All matters set forth on the survey of Surveying Solutions, Inc. dated June 17, 2016.
6. Terms and conditions of the Lease Agreement between Grantee, as Lessor, and Grantor, as Lessee.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor will warrant and defend the above described Real Estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Shelby County, AL 09/01/2017
State of Alabama
Deed Tax: \$2900.00


20170901000321270 1/4 \$2924.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:41:26 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal effective on this the 30th day of August, 2017.

"Grantor"

Jack's Family Restaurants, LP

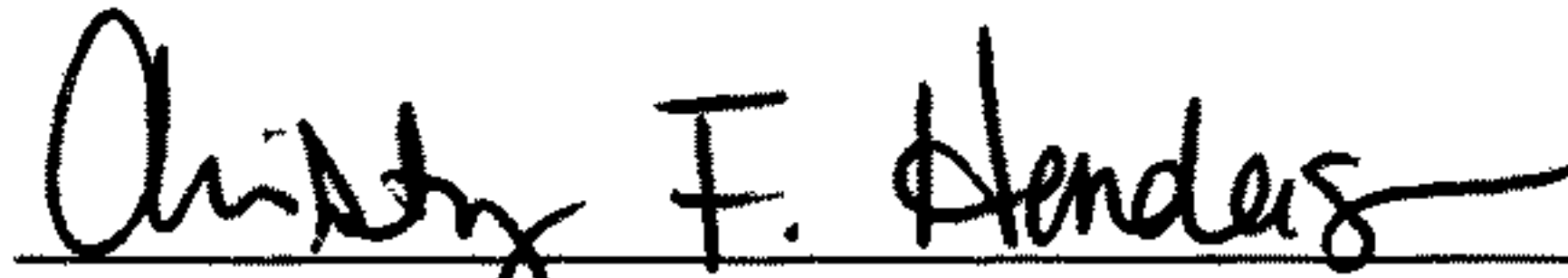
By: 
Name: K. Todd Bartmess
Title: CEO

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that K. Todd Bartmess, whose name as CEO of **Jack's Family Restaurants, LP**, a Delaware limited partnership, 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 instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as an act of said limited partnership.

Given under my hand this 30th day of August, 2017.


Notary Public
My commission expires: 1/26/19


20170901000321270 2/4 \$2924.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:41:26 PM FILED/CERT

EXHIBIT A

PARCEL I

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 32, Township 21, South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said 1/4-1/4 section a distance of 708.74 feet to a point on the easterly right of way line of Alabama Power Company easement; thence turn 69 degrees, 58 minutes, 38 seconds right and run southeasterly 15.83 feet to a point; thence turn 12 degrees, 08 minutes, 55 seconds left and run southeasterly along said easement line 609.12 feet to a point; thence turn 2 degrees, 14 minutes, 23 seconds right and continue along said right of way line a distance of 225.79 feet to the point of beginning of the property being described; thence continue along last described course a distance of 199.06 feet to a point; thence turn 104 degrees, 23 minutes, 50 seconds right and run westerly a distance of 444.49 feet to a point; thence turn 74 degrees, 50 minutes, 53 seconds right and run northwesterly a distance of 174.85 feet to a point on the east margin of Shelby County Road No. 87; thence turn 33 degrees, 53 minutes, 14 seconds right and run northerly along said margin a distance of 30.52 feet to a point; thence turn 71 degrees, 54 minutes, 42 seconds right and run easterly a distance of 430.93 feet to the point of beginning.

PARCEL II

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 32, Township 21, South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said 1/4-1/4 section a distance of 708.74 feet to a point on the easterly right of way line of Alabama Power Company easement; thence turn 69 degrees, 58 minutes, 38 seconds right and run southeasterly 15.83 feet to a point; thence turn 12 degrees, 08 minutes, 55 seconds left and run southeasterly along said easement line 609.12 feet to a point; thence turn 2 degrees, 14 minutes, 23 seconds right and continue along said right of way line a distance of 225.79 feet to a point; thence continue along last described course a distance of 199.06 feet to a point; thence turn 104 degrees, 23 minutes, 50 seconds right and run westerly a distance of 444.49 feet to the point of beginning of the property being described; thence continue along last described course an assumed bearing of South 74 degrees, 18 minutes, 35 seconds West a distance of 71.03 feet to a point on the east margin of Shelby County Road No. 87; thence run North 01 degrees, 05 minutes, 01 seconds West along said margin a distance of 138.90 feet to a point; thence run South 30 degrees, 41 minutes, 13 seconds East a distance of 139.15 feet to the point of beginning. Said parcel of land containing 4,773 square feet, more or less.


20170901000321270 3/4 \$2924.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:41:26 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 Jack's Family Restaurants, LP
Mailing Address 124 West Oxmoor Road
Birmingham, AL 35209

Grantee's Name Cloud Family, LLC
Mailing Address 241 Somerset Drive
Gadsden, AL 35901

Property Address 100 Highway 87
Calera, AL 35040

Date of Sale August 31, 2017
Total Purchase Price \$ 2,900,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170901000321270 4/4 \$2924.00
Shelby Cnty Judge of Probate, AL
09/01/2017 03:41:26 PM FILED/CERT

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 8/30/17

Print Jack's Family Restaurants, LP

Unattested

Sign K. Todd Bartmess K. Todd Bartmess

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1