

20170928000353080 1/8 \$65.00
Shelby Cnty Judge of Probate, AL
09/28/2017 09:26:26 AM FILED/CERT

Prepared by and when recorded return to:
Jared K. Barron, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203

Send tax notices to:
Ferlisi/Eason Alabaster, LLC
505 20th Street North
Birmingham, Alabama 35203

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **FES PROPERTIES**, an Alabama General Partnership, and **PAUL J. SPINA, JR.**, a married person ("Grantor", or "Grantors"), in hand paid **FERLISI/EASON ALABASTER, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.

It is expressly understood and agreed that this General Warranty Deed is made subject only to the following (the "Exceptions"):

1. Taxes for the year 2017 and subsequent years.

And Grantor, for Grantor, and Grantor's heirs and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except for the Exceptions; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor's heirs and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons other than persons claiming under the Exceptions.

This General Warranty Deed may be executed in counterparts.

For any Grantors herein that may be married individuals, the property conveyed herein does not constitute the homestead of said grantors or their respective spouses.

Grantors agree via execution of this General Warranty Deed, and Grantee agrees via acceptance of this General Warranty Deed, that Paul J. Spina, Jr. previously held a one third interest in the fee simple to the property conveyed herein and that FES Properties, an Alabama


General Partnership held the remaining two thirds interest in the fee simple. Grantors and Grantee further agree that FES Properties either is winding up its business operations or has already completed a winding up period. Grantors and Grantee further agree that Paul J. Spina, Jr., Marc. A. Eason, and Charles Ferlisi were the sole partners in said general partnership, and the said sole partners execute this General Warranty Deed along with Paul J. Spina, Jr., in his individual capacity, to memorialize the transfer of the former partnership property to Grantee.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

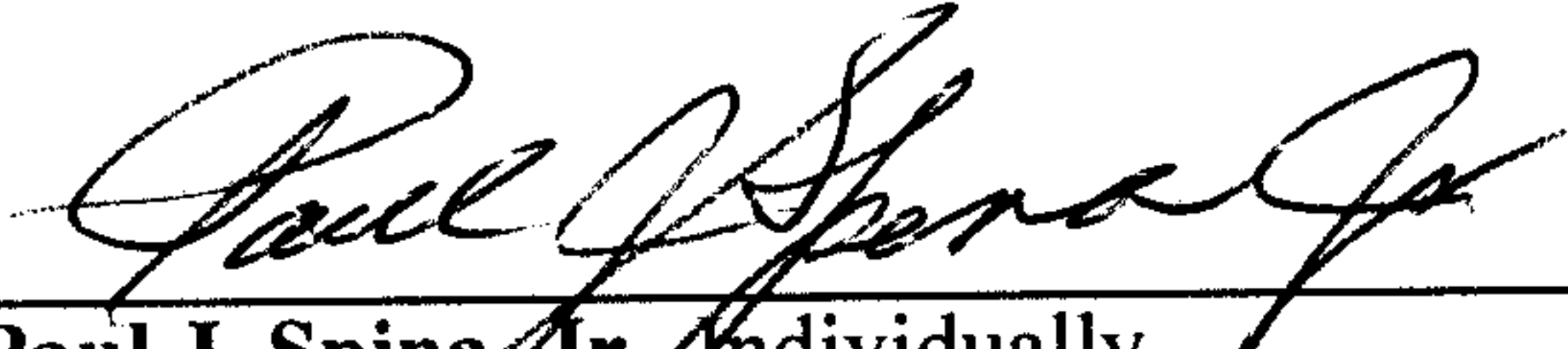
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Name 1: FES PROPERTIES, an Alabama General Partnership	Name: Ferlisi/Eason Alabaster, LLC, an Alabama limited liability company
Address 1:	Address: 505 20 th Street North, Suite 700
Name 2: Paul J. Spina, Jr.	Birmingham, Alabama 35203
Address 2:	

Property Address:	
Tax Parcel No. (for informational purposes only):	23-1-02-3-001-001.005
Date of Sale:	25 th day of September, 2017
Actual Value:	Sale price was \$29,000.00
The Actual Value can be verified in:	<input type="checkbox"/> Property Tax Bill or Assessment <input checked="" type="checkbox"/> Sales Contract

[Signatures on following pages]


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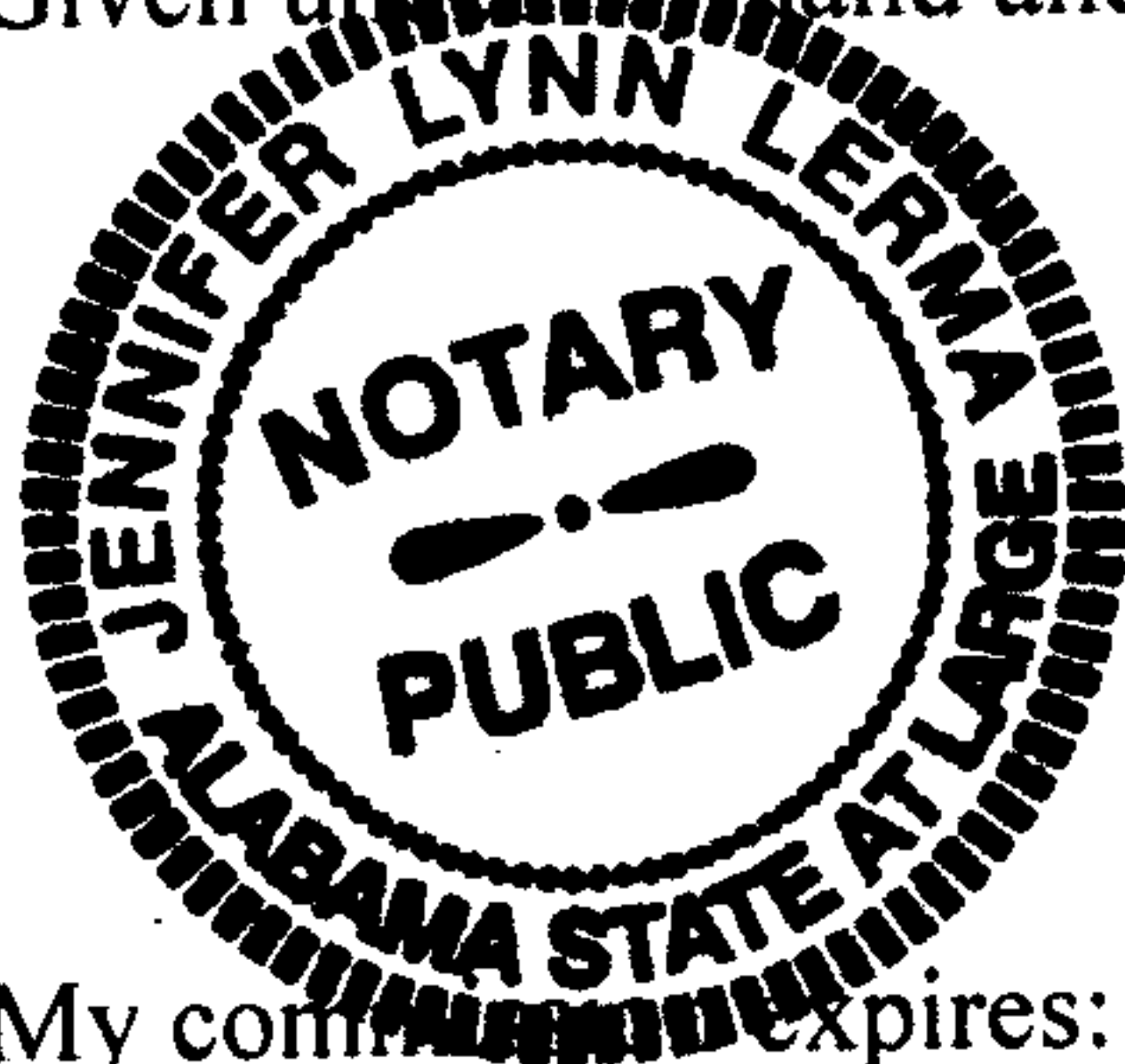
In Witness Whereof, I have hereunto set my hand and seal this 25th day of September, 2017.



Paul J. Spina, Jr. individually L.S.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul J. Spina, Jr., in his individual capacity, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2017.

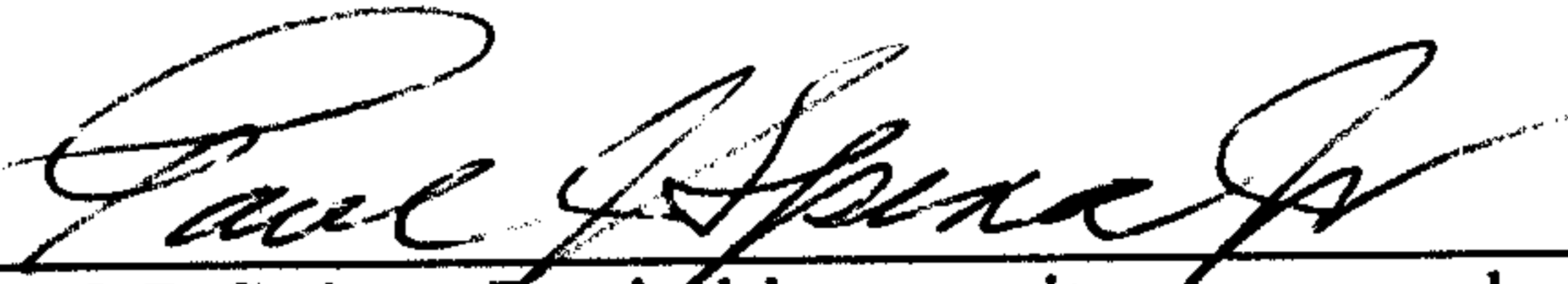



NOTARY PUBLIC

My commission expires: 9/20/20


20170928000353080 3/8 \$65.00
Shelby Cnty Judge of Probate, AL
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In Witness Whereof, I have hereunto set my hand and seal this 25th day of September, 2017.

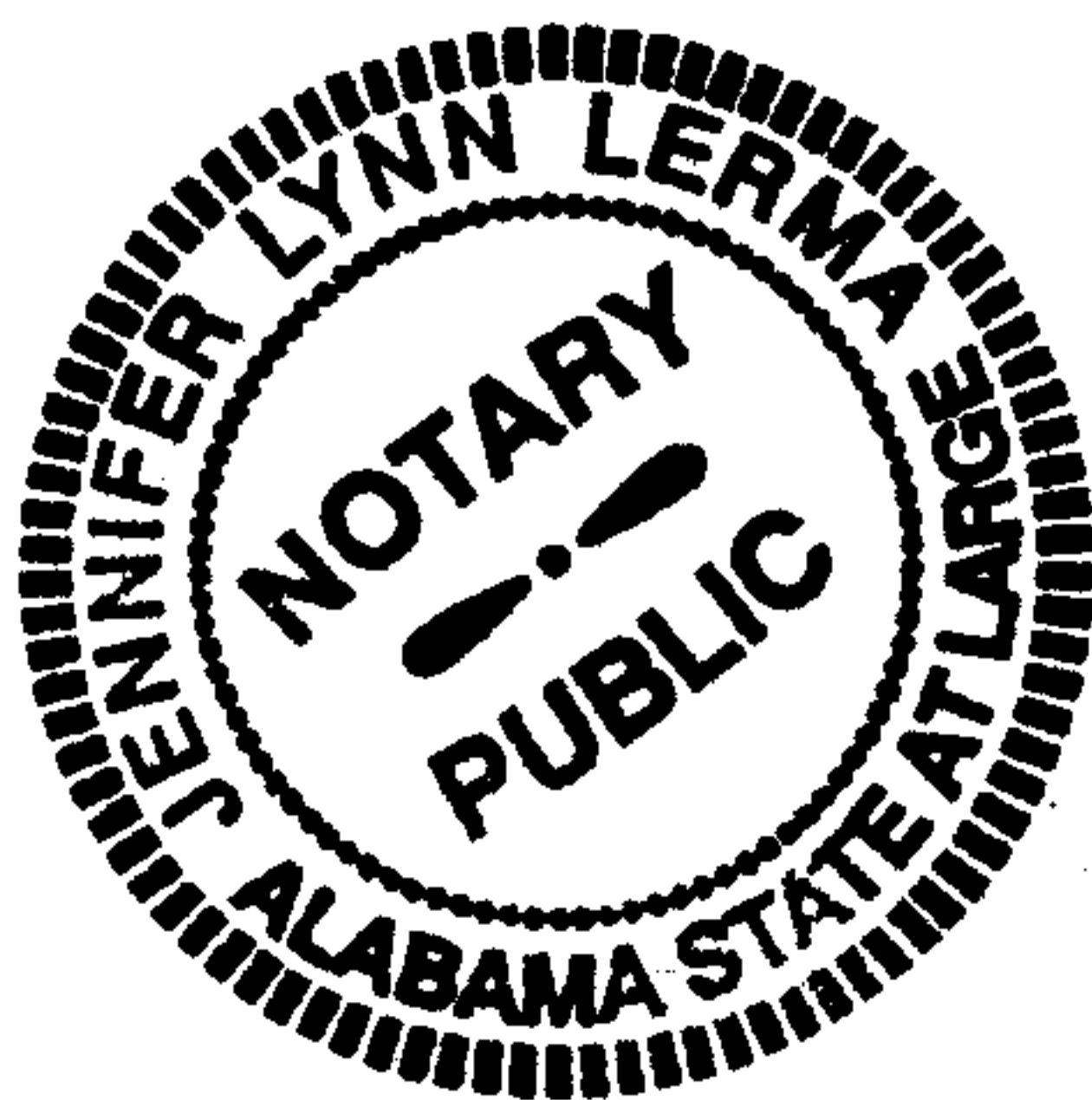

Paul J. Spina, Jr., in his capacity as general partner
of FES Properties, an Alabama General Partnership L.S.


STATE OF ALABAMA)


COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul J. Spina, Jr., whose name as general partner of FES Properties, an Alabama general partnership, 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 conveyance, that he/they, as such general partner and with full authority, executed the same voluntarily as the act of said Alabama general partnership.


Given under my hand and official seal this the 25th day of September, 2017.




NOTARY PUBLIC
my commission expires: 9/29/20


20170928000353080 4/8 \$65.00
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In Witness Whereof, I have hereunto set my hand and seal this 25th day of September, 2017.



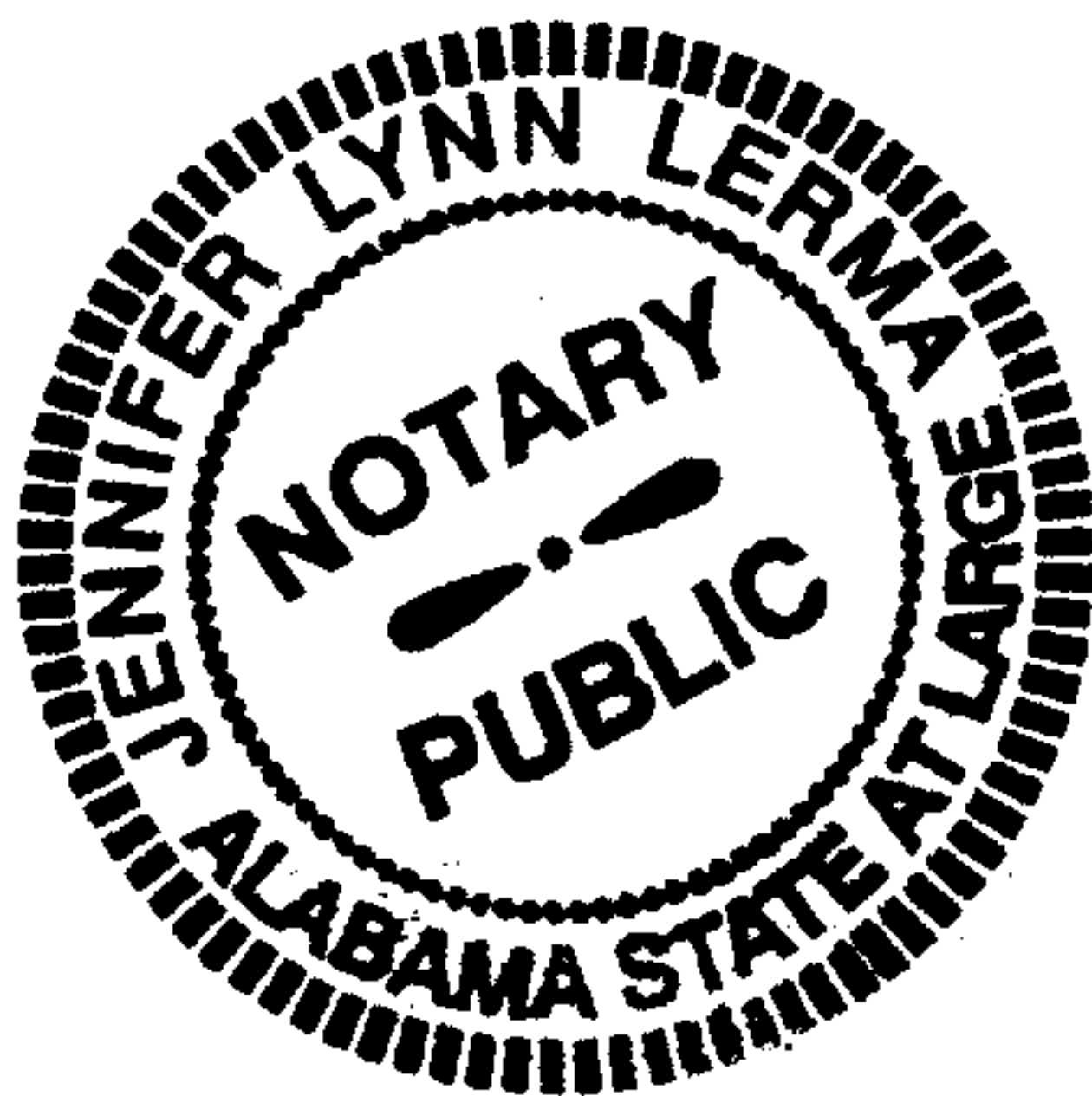
Marc A. Eason, in his capacity as general partner of
FES Properties, an Alabama General Partnership

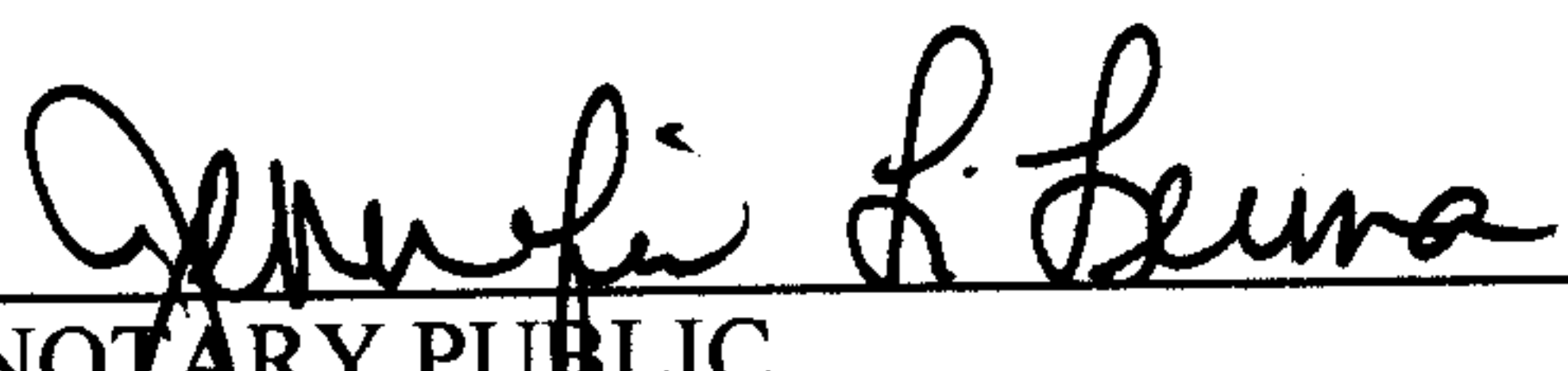
STATE OF ALABAMA)

COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marc A. Eason, whose name as general partner of FES Properties, an Alabama general partnership, 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 conveyance, that he/they, as such general partner and with full authority, executed the same voluntarily as the act of said Alabama general partnership.

Given under my hand and official seal this the 25th day of September, 2017.





NOTARY PUBLIC
My commission expires: 9/20/20


20170928000353080 5/8 \$65.00
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In Witness Whereof, I have hereunto set my hand and seal this 25th day of September, 2017.

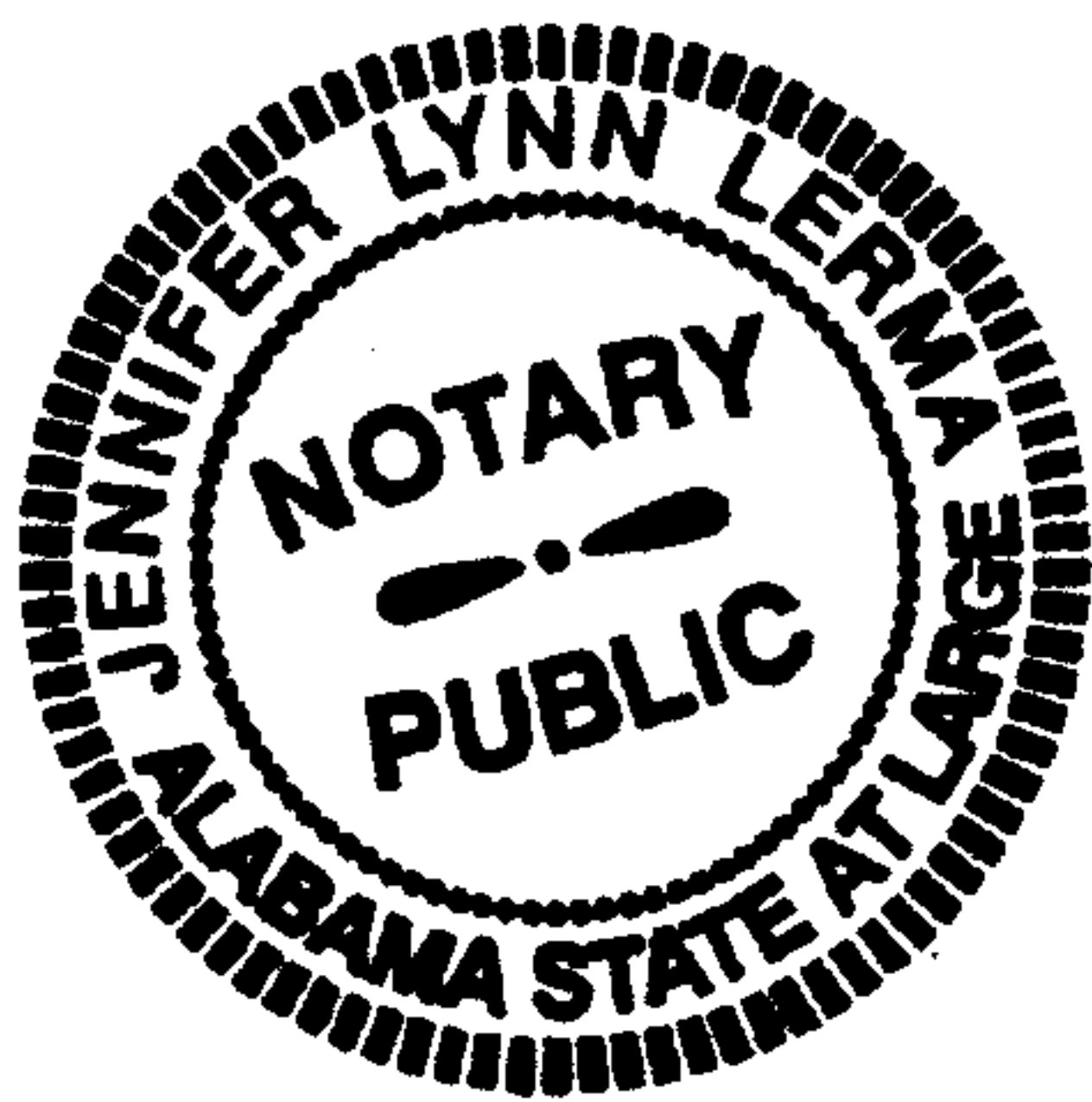
Charles Ferlisi L.S.
Charles Ferlisi, in his capacity as general partner of
FES Properties, an Alabama General Partnership

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Ferlisi, whose name as general partner of FES Properties, an Alabama general partnership, 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 conveyance, that he/they, as such general partner and with full authority, executed the same voluntarily as the act of said Alabama general partnership.

Given under my hand and official seal this the 25th day of September, 2017.



Jennifer L. Lerma
NOTARY PUBLIC
My commission expires: 01/20/20



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Exhibit A

Legal Description

All that part of the Southwest 1/4 of the Northeast 1/4; the Southeast 1/4 of Northwest 1/4; the Northeast 1/4 of Southwest 1/4; and the Northwest 1/4 of Southeast 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, which lies South of the South Right-of-way line of 6th Avenue, Southwest; East of the Easterly Right-of-way line of the L & N Railroad; North of the North line of Lots 116, 117, 118, 122 and West of West line of Lot 122 and its Southward Extension to the North line of Lot 118, all as shown on the Map of Siluria Mills; West of the West Right-of-way line of Alabama 119; and West and Southwest of the property of Central Methodist Church, all of which is more particularly described as follows:

Begin at the intersection of the South Right-of-way line of 6th Avenue and the Easterly Right-of-way line of the L & N Railroad; thence run Southwesterly along said Railroad Right-of-way line for 1,425.25 feet to the Northwest corner of said Lot 116; thence $100^{\circ} 05'$ left and run Southeasterly for 298.84 feet to the Northeast corner of said Lot 118; thence $90^{\circ} 00'$ left and run Northeasterly for 98.00 feet to the Northwest corner of said Lot 122; thence $87^{\circ} 34' 10''$ right and run Southeasterly for 135.92 feet to the Northeast corner of said Lot 122, said point being also on the Westerly Right-of-way line of Alabama Highway 119, said Right-of-way line being on a curve to the right have a radius of 1,302.49 feet; thence $83^{\circ} 13' 40''$ left to become tangent to said curve and run Northeasterly along the arc of said curve and along said right-of-way line for 861.61 feet to the end of said curve; thence at tangent to said curve run Northeasterly along said Right-of-way line for 110.80 feet to the most Southerly corner of the Central Methodist Church property said point being 515.06 feet (as measured along said Right-of-way line) Southwesterly along the Vinzant property corner; thence $75^{\circ} 26'$ left and run Northwesterly along the Southwesterly line of said curve for 351.18 feet; thence $22^{\circ} 08'$ right and run Northerly along the West line of said church for 219.24 feet to the Northwest corner of said church, said point being also on the South Right-of-way line of 6th Avenue Southwest; thence $89^{\circ} 48'$ left and run West along said Right-of-way line (and also parallel to and 30 feet South of the North line of said Southwest 1/4 of Southwest 1/4 of Northeast 1/4) for 365.68 feet to the Point of Beginning.

Less and except the following:

Begin at the intersection of the South Right-of-way line of 6th Avenue Southwest and the Easterly Right-of-way line of the L&N Railroad line, thence run Southwesterly along said railroad Right-of-way line a distance of 603.00 feet; thence $88^{\circ} 37'$ left, in a Southeasterly direction, a distance of 257.00 feet; thence 90° right, in a Southwesterly direction, a distance of 15.00 feet; thence $90^{\circ} 04' 19''$ left, in a Southeasterly direction, a distance of 187.28 feet to a point on the Northwesterly Right-of-way line of Alabama Highway No. 119, said point being on a curve, having a radius of 1352.49 feet; thence $70^{\circ} 11' 08''$ left to tangent of said curve, in a Northeasterly direction along the arc of said curve to the right and along said Right-of-way line, a distance of 259.97 feet to end of said curve; thence $13^{\circ} 40' 48''$ right from tangent of said curve, in a Northeasterly direction along said Right-of-way line a distance of 119.83 feet, thence $89^{\circ} 06' 48''$ left, in a Northwesterly direction, a distance of 328.80 feet; thence $22^{\circ} 08'$ right in a Northerly direction, a distance of 219.24 feet to a point on said South Right-of-way line of 6th Avenue Southwest, thence $89^{\circ} 48'$ left, in a Westerly direction along said South Right-of-way line, a distance of 365.68 feet to a Point of Beginning; being situated in Shelby County, Alabama.

[Legal description continued on following page]

Exhibit A (continued)

Legal Description

Less and except the following:

Lot 3, according to the Survey of FES Addition to Alabaster, Number Three, as recorded in Map Book 24, Page 37 in the Probate Office of Shelby County, Alabama.

Less and except the following:

Lot 2, according to the Survey of FES Addition to Alabaster, Number Two, as recorded in Map Book 19, Page 72 in the Probate Office of Shelby County, Alabama.

Less and except the following:

Lot 1, according to the Survey of FES Addition to Alabaster, as recorded in Map Book 18, Page 96 in the Probate Office of Shelby County, Alabama.



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