


THIS INSTRUMENT WAS PREPARED BY:

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Shelby County, AL 06/29/2018
State of Alabama
Deed Tax: \$63.00

STATE OF ALABAMA

COUNTY OF SHELBY


20180629000233160 1/9 \$102.00
Shelby Cnty Judge of Probate, AL
06/29/2018 01:34:12 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, Jack Investment Partners, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantor"), does hereby grant, bargain, sell and convey unto After Jack, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantee"), the following described real estate (the "real estate") situated in Shelby County, Alabama, to-wit:

PARCEL II: Parcel No. 35 2 10 0 001 001.005 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.

PARCEL III:

From the Northwest corner of the Northeast 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 West, Shelby County, Alabama, as beginning point, run along the North 1/4 - 1/4 Section line South 89°38'02" East 658.85 feet; thence South 00°15'59" West 908.51 feet; thence North 89°40'45" West 965.06 feet; thence North 00°15'23" West 243.02 feet; thence South 89°40'49" East 307.55 feet; thence North 00°20'30" East 666.01 feet back to the point of beginning.

Parcel III is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 2 10 0 001 001.006.

PARCEL V:

Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 00° East along the East line of said Section 10, a distance of 210.0 feet to the point of beginning; thence North 00° East along the last described course a distance of 420.0 feet; thence turn left 90°00' and run West a distance of 420.0 feet; thence turn left

90°00' and run South a distance of 420.0 feet; thence turn left 90°00' and run East a distance of 420.0 feet to the point of beginning.

ALSO, PART OF PARCEL V:

From the Southeast corner of the Northeast 1/4 of the Northeast 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, as beginning point, run along the South 1/4 - 1/4 Section line South 89°58'03" West 1,305.48 feet; thence North 00°59'50" West 19.36 feet; thence North 89°25'26" West 316.02 feet; thence North 00°15'23" West 409.28 feet; thence South 89°40'45" East 965.06 feet; thence North 00°15'59" East 243.01 feet; thence South 89°40'43" East 659.72 feet; thence South 00°11'29" West 34.98 feet; thence North 89°48'31" West 420.0 feet; thence South 00°11'29" West 420.00 feet; thence South 89°48'31" East 420.00 feet; thence South 00°11'29" West 210.0 feet, back to the beginning point.

LESS AND EXCEPT FROM PARCEL V:

From the Northeast corner of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run along the North Section line North 89°38'02" West for 1,317.7 feet; thence South 00°20'30" West 666.31 feet; thence North 89°40'49" West 307.55 feet; thence South 00°15'23" East 243.02 feet to the point of beginning of the parcel herein described; from said point continue said course 409.28 feet; thence South 89°25'26" East 212.86 feet; thence North 00°15'17" West 410.23 feet; thence North 89°40'45" West 212.86 feet, back to the beginning.

ALSO, LESS AND EXCEPT FROM PARCEL V:

From the Southeast corner of the NE 1/4 of the NE 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run South 89°58'03" West 898.48 feet to the beginning point of the parcel of land herein described; from said point continue said course 407.0 feet; thence North 00°59'50" West 430.13 feet; thence South 89°40'45" East 407.0 feet; thence Southerly 427.6 feet back to the beginning point.

Also, a 30-foot easement for ingress, egress and utilities across the following described property:

Begin at the SE corner of the NE 1/4 of NE 1/4 of Section 10, Township 24 North, Range 13 East; thence run South 89°58'03" West 898.48 feet; thence run Northerly parallel to the East line of said 1/4 - 1/4 Section a distance of 30 feet; thence run Easterly parallel with the South line of said 1/4 - 1/4 Section a distance of 898.48 feet to a point on the East line of said 1/4 - 1/4 Section; thence run Southerly 30 feet to point of beginning.

ALSO, LESS AND EXCEPT FROM PARCEL V:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point, proceed North 89°43'57" West along the South boundary of said quarter-quarter section for a distance of 470.66 feet to a 1/2" rebar in place; thence proceed North 00°12'32" East for a distance of 419.89 feet to a 1/2" capped rebar in place; thence proceed North 89°48'28" East for a distance of 469.96 feet to a 1/2" capped rebar in place being located on the East boundary of said quarter-quarter section; thence proceed South 00°06'44" West along the East boundary of said quarter-quarter section for a distance of 423.66 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama.

Parcel V is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 2 10 0 001 001.007 and Parcel No. 35 2 10 0 001 001.011.

PARCEL VI: Parcel No. 35 2 10 0 001 001.009 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.

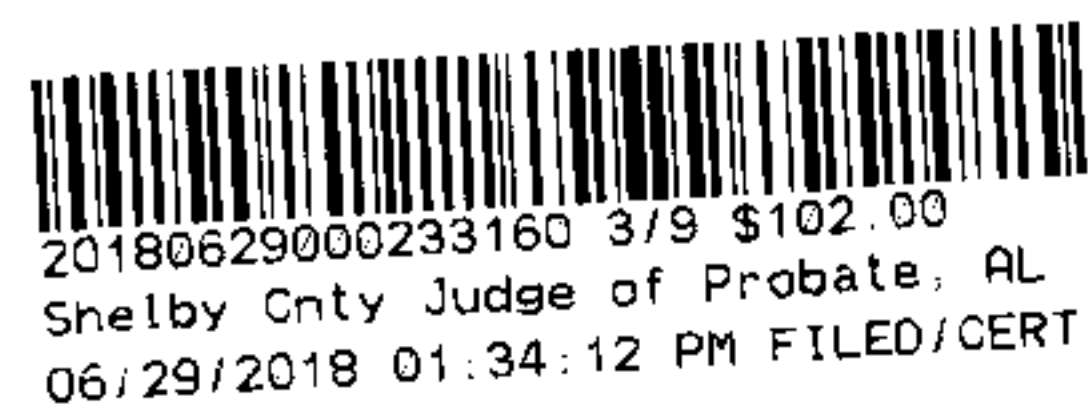
PARCEL VII:

From the Northeast corner of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run along the North Section line North 89°38'02" West for 1,317.7 feet; thence South 00°20'30" West 666.31 feet; thence North 89°40'49" West 307.55 feet; thence South 00°15'23" East 243.02 feet to the point of beginning of the parcel here described; from said point continue said course 409.28 feet; thence South 89°25'26" East 212.86 feet; thence North 00°15'17" West 410.23 feet; thence North 89°40'45" West 212.86 feet, back to the beginning.

ALSO, PART OF PARCEL VII:

From the Southeast corner of the NE 1/4 of the NE 1/4, Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, run South 89°58'03" West 898.48 feet to the beginning point of the parcel of land herein described; from said point continue said course 407.0 feet; thence North 00°59'50" West 430.13 feet; thence South 89°40'45" East 407.0 feet; thence Southerly 427.6 feet back to the point of beginning.

Also, a 30-foot easement for ingress, egress and utilities across the following described property:



Begin at the SE corner of the NE 1/4 of NE 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, thence run South 89°58'03" West 898.48 feet; thence run Northerly parallel to the East line of said 1/4 - 1/4 Section a distance of 30 feet; thence run Easterly parallel with the South line of said 1/4 - 1/4 Section a distance of 898.48 feet to a point on the East line of said 1/4 - 1/4 Section; thence run Southerly 30 feet to point of beginning.

Parcel VII is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 2 10 0 001 001.010 and Parcel No. 35 2 10 0 001 001.012.

PARCEL VIII:

The NE 1/4 of the NE 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama.

Parcel VIII is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 2 10 0 001 001.003.

PARCEL IX: **Parcel No. 35 2 10 0 001 001.000 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.**

PARCEL X: **Parcel No. 35 2 10 0 001 001.008 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.**

PARCEL XI: **Parcel No. 35 2 10 0 001 001.013 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.**

PARCEL XII: **Parcel No. 35 2 10 0 001 004.000 inserted for reference purposes only and not a portion of the real estate conveyed by Grantor to Grantee.**

PARCEL XIII:

A parcel of land situated in the NE 1/4 of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; thence run South 89°44'09" East a distance of 1281.72 feet; thence run South 02°03'18" East a distance of 209.48 feet; thence run South 88°40'49" East a distance of 190.93 feet; thence run North 44°21'10" East a distance of 261.07 feet to West right of way line of U.S. Highway No. 31; thence run South 02°28'56" West a distance of 190.87 feet along the West right of way line of U.S. Highway No.

31; thence run South 01°18'42" West a distance of 274.71 feet along the West right of way line of U.S. Highway No. 31; thence run North 89°43'10" West a distance of 346.25 feet; thence run South 01°41'04" East a distance of 656.59 feet; thence run South 89°07'27" East a distance of 324.13 feet to the West right of way line of U.S. Highway No. 31; thence run South 02°58'05" West a distance of 216.02 feet along the West right of way line of U.S. Highway No. 31; thence run North 88°48'53" West a distance of 306.57 feet; thence run North 88°39'40" West a distance of 663.08 feet; thence run North 88°39'40" West a distance of 250.17 feet; thence run North 00°45'39" West a distance of 658.51 feet; thence run North 89°51'07" West a distance of 401.63 feet; thence run North 00°11'19" East a distance of 669.49 feet to the point of beginning.

LESS AND EXCEPT the following parcel that was conveyed to the City of Calera, Alabama in deed recorded in Instrument 20110223000061100, in the Probate Office of Shelby County, Alabama.

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 01°41'19" East a distance of 209.30 feet to a 1" solid bar found which is the point of beginning; thence South 88°40'49" East a distance of 192.28 feet to a point; thence North 44°21'10" East a distance of 261.07 feet to a point; thence South 01°47'53" West, and along the Westerly right of way of United States Highway 31, a distance of 191.43 feet to a point; thence South 01°47'53" West, and along the Westerly right of way of United States Highway 31, a distance of 268.86 feet to a point; thence North 89°43'10" West a distance of 352.22 feet to a point; thence North 01°41'19" West a distance of 275.17 feet to the point and place of beginning.

ALSO, LESS AND EXCEPT:

The Final Plat of Shiloh Creek Sector One Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT:

The Final Plat Resurvey of Lots 1-6, Shiloh Creek Sector One Plat One, as recorded in Map Book 39, page 59, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT:

The Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, page 43, in the Probate Office of Shelby County, Alabama.

Parcel XIII is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 335 1 11 0

001 005.008 and Parcel No. 35 1 11 0 001 003.001.

PARCEL XIV:

Lots 7, 8, 26, 27, 28, 29 and 30, according to The Final Plat Shiloh Creek Sector One Plat One, as recorded in Map Book 38, Page 54, in the Probate Office of Shelby County, Alabama.

Parcel XIV is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as follows:

- (a) Parcel No. 35 1 11 0 005 007.000 (Lot 7);
- (b) Parcel No. 35 1 11 0 005 008.000 (Lot 8);
- (c) Parcel No. 35 1 11 0 005 025.000 (Lot 26);
- (d) Parcel No. 35 1 11 0 005 026.000 (Lot 27);
- (e) Parcel No. 35 1 11 0 005 027.000 (Lot 28);
- (f) Parcel No. 35 1 11 0 005 028.000 (Lot 29); and
- (g) Parcel No. 35 1 11 0 005 029.000 (Lot 30).

PARCEL XV:

Lot 1, according to The Final Plat Resurvey of Lots 1-6, Shiloh Creek Sector One Plat One, as recorded in Map Book 39, Page 59, in the Probate Office of Shelby County, Alabama.

Parcel XV is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 1 11 0 005 001.000.

PARCEL XVI:

Lot 25, according to The Final Plat Shiloh Creek Sector One Plat II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

Parcel XVI is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as Parcel No. 35 1 11 0 001 003.002.

PARCEL XVII:

Lots 9, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 31, 32 and 33, according to the Survey of Shiloh Creek Sector One, Plat One, a subdivision as per plat recorded in Map Book 38, Page 54, in the Probate Office of Shelby County, Alabama.

Parcel XVII is, for property tax purposes, believed to be identified by the Revenue Commissioner or Tax Assessor of Shelby County, Alabama, as follows:

- (a) Parcel # 35 1 11 0 005 009.000 (Lot 9);
- (b) Parcel # 35 1 11 0 005 014.000 (Lot 14);
- (c) Parcel # 35 1 11 0 005 015.000 (Lot 15);
- (d) Parcel # 35 1 11 0 005 016.000 (Lot 16);
- (e) Parcel No. 35 1 11 0 005 018.000 (Lot 18);
- (f) Parcel # 35 1 11 0 005 019.000 (Lot 19);
- (g) Parcel # 35 1 11 0 005 020.000 (Lot 20);
- (h) Parcel # 35 1 11 0 005 021.000 (Lot 21);
- (i) Parcel # 35 1 11 0 005 022.000 (Lot 22);
- (j) Parcel # 35 1 11 0 005 023.000 (Lot 23);
- (k) Parcel # 35 1 11 0 005 024.000 (Lot 24);
- (l) Parcel # 35 1 11 0 005 030.000 (Lot 31);
- (m) Parcel # 35 1 11 0 005 031.000 (Lot 32); and
- (n) Parcel # 35 1 11 0 005 032.000 (Lot 33).

PARCEL XVIII:

Common Area Lot 29 and Pump Station Lot 35, according to the Survey of Lake Forest, Sixth Sector, a subdivision as per plat recorded in Map Book 36, Pages 35A and 35B, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

Grantee accepts this conveyance subject to a mortgage on all, or portions, of the real estate securing an indebtedness in the principal amount of Nine Hundred Sixty-Five Thousand and No/100 (\$965,000.00) Dollars and secured by a Mortgage and Security Agreement recorded as Inst. No.20140418000114350 in the Probate Office of Shelby County, Alabama.

The conveyance of the real estate from Grantor to Grantee is made subject to all delinquent, unpaid property taxes, any coal, oil, gas, limestone and other mineral rights or interests in the real estate leased, granted or retained by current or prior owners of the real estate, easements of record, easements as located, restrictions of record, if any, and matters which would be disclosed by an accurate survey of the real estate.

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

NO WORD, WORDS OR PROVISIONS of this Statutory Warranty Deed is/are intended to operate as or imply covenants of warranty of title except the following: Grantor does hereby specially warrant, subject to the matters hereinabove set forth, that subsequent to its acquisition of said real estate Grantor has taken no action to encumber or alienate the title to said real estate in any

manner and warrant the title to said real estate against the claims of all persons by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this 27th day of July, 2017, by and through its duly authorized Manager.

Jack Investment Partners, LLC, an Alabama
limited liability company

By: [Signature]
C.G. Canter, Jr., its Manager

STATE OF ALABAMA

NOTARY ACKNOWLEDGEMENT

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that C.G. Canter, Jr., whose name as Manager of Jack Investment Partners, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, as Manager of Jack Investment Partners, LLC, an Alabama limited liability company, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of July, 2017.

(Notary Seal)

[Signature]
Notary Public

My commission expires:

Lisa Johnsey
Notary Public
Alabama State at Large
Commission Expires: August 31, 2019

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 Investment Partners, LLC
Mailing Address 3315 Greenbrier-Deer Road
Anniston, Alabama 36207

Grantee's Name After Jack, LLC
Mailing Address 761 Bynum Cut-Off Road
Eastaboga, Alabama 36260

Property Address Lots in Shiloh Creek phases
and adjacent unimproved land
Secs. 10/11, Twp. 24N, Rge. 13
Shelby County, Alabama

Date of Sale Date of attached Deed
Total Purchase Price \$
or
Actual Value \$ 63,000 00
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 7/27/17

Print Lisa Johnsey

Sign Lisa Johnsey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



20180629000233160 9/9 \$102.00
Shelby Cnty Judge of Probate, AL
06/29/2018 01:34:12 PM FILED/CERT

Form RT-1