

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
JSJF Properties I, LLC
3416 East Briarcliff Road
Mountain Brook, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Million One Hundred Seventy-One Thousand Four Hundred Fifty Dollars and NO/100 (\$2,171,450.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Westervelt Realty, Inc., an Alabama Corporation**, (herein referred to as **Grantor**) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto, **JSJF Properties I, LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantee**), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land located in the S ½ of the SW ¼ and the SW ¼ of the SE ¼ of Section 25, and the S ½ of the SW ¼ and the S ½ of the SE ¼ of Section 26, and the NE ¼ of the NW ¼ and the N ½ of the NE ¼ and the SE ¼ of the NE ¼, and the NE ¼ of the SE ¼ of Section 35, and the W ½ of the NW ¼ and the SE ¼ lying north of CSX railroad ROW and lying West of Western boundary of Alabama Power electric transmission line Right-of-Way and the SW ¼ lying north of CSX railroad ROW and lying West of Western boundary of Alabama Power electric transmission line Right-of-Way of Section 36, all lying in Township 19 South, Range 1 East, in Shelby County, AL.

Subject to:

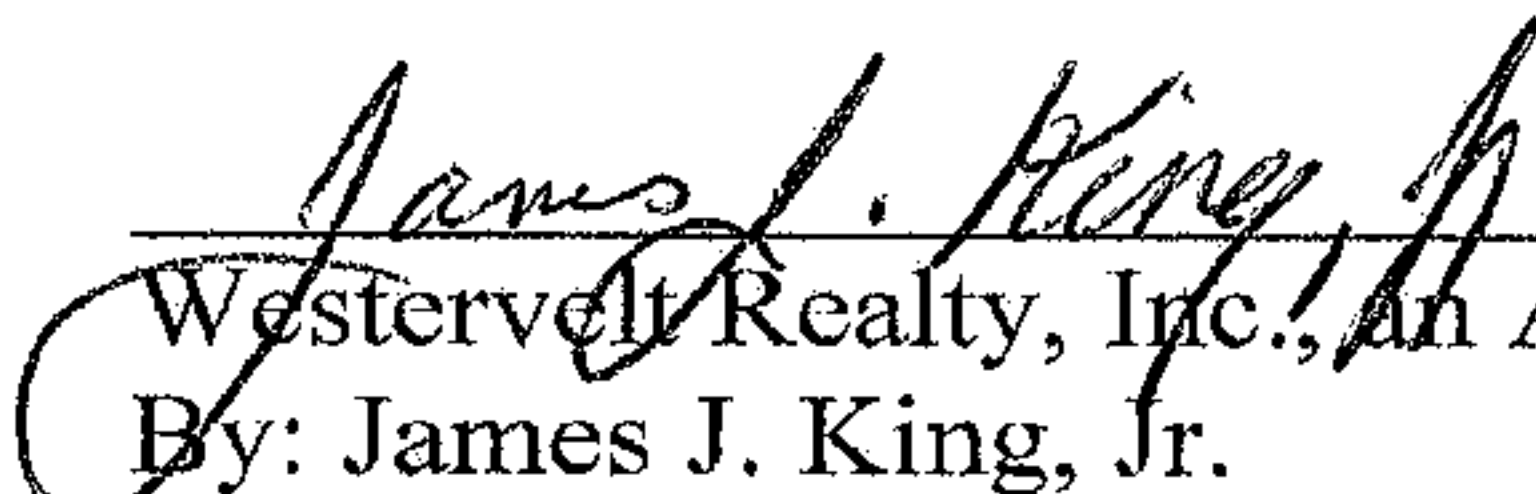
1. Taxes for the year 2018 and subsequent years are not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Easement recorded in Official Records Instrument 20030520000313830, of the Probate Records of Shelby County, Alabama.

It is specifically understood that Seller hereby reserves from the sale of the Property for itself and its successors and assigns, of all oil, gas, and minerals presently owned Seller located in, on, or under the Property, and all executive rights and other rights, including the right to convey or the right to execute leases with respect to the Seller's interest in any and all of said minerals, in, on, or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals. However, the parties agree the Seller's mineral rights as described above do not include any right of surface entry onto the Property or any right to the first five hundred feet (500') below the surface of the Property.

\$ 2,171,450.00 of the above consideration was secured by and through the purchase money mortgage closed 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 Grantee, its successors and assigns forever.

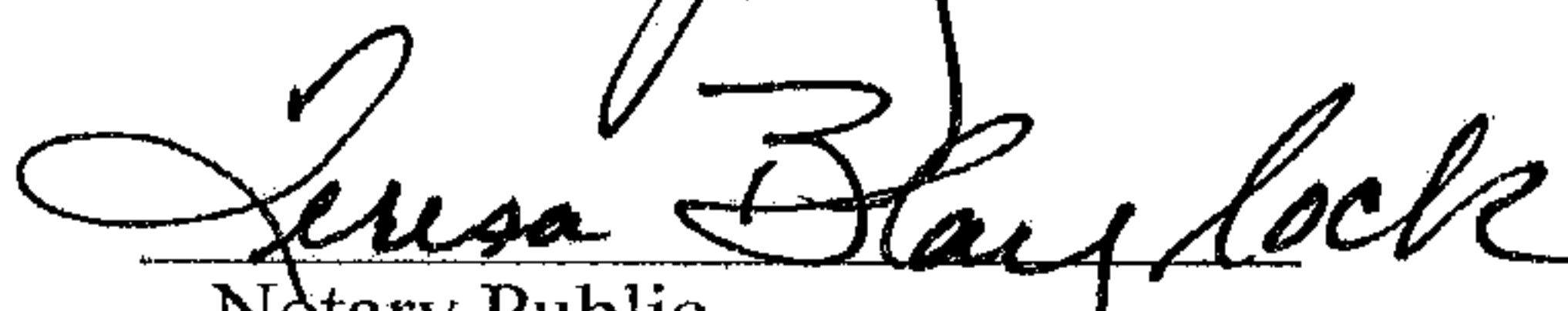
IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, James J. King, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 31st day of July, 2018.

 (SEAL)
Westervelt Realty, Inc., an Alabama Corporation
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama
COUNTY OF Luscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James J. King, Jr.**, whose name as **Vice President of Westervelt Realty, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of July, 2018.


Notary Public
My commission expires:

MY COMMISSION EXPIRES DEC. 12, 2021

Real Estate Sales Validation Form

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

Grantor's Name Westervelt Realty, Inc Grantee's Name JJF Properties LLC
 Mailing Address PO BOX 48999 Mailing Address 17 N. 20th ST
Tuscaloosa, AL STE 300
35404 Bham, AL 35203

Property Address 685 Acres Date of Sale 8-1-18
Shelby County Total Purchase Price \$ 2,171,450
Bham, AL or
35242 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 ☐ 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 8-1-18Print James Young

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/03/2018 12:06:26 PM
 \$22.00 CHERRY
 20180803000277150

Print Form

Form RT-1