

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JJ&D, INC.
4005 KINGS CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIX HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$660,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, BURLIN D. McMANUS, JR., a widower, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JJ&D, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Parcel 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 South, Range 1 East and run in a Westerly direction 976.40 feet along the North line of said quarter-quarter section to a point on the South right of way line of U.S. Highway No. 280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right of way line of said highway for a distance of 1361.89 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 521.27 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 300.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 552.99 feet to a point on the South right of way line of said U.S. Highway No. 280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right of way line for 301.74 feet to the point of beginning. Less and except the South 60 feet from the above described parcel. Situated in Shelby County, Alabama.

Parcel 2

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 28, Township 19 South, Range 1 East, run thence North along the East line of said Southwest Quarter of Northeast Quarter to the Southeasterly right of way line of U.S. Highway No. 280; thence turning an angle to the left of 97 degrees 03 minutes 30 seconds and run in a Southwesterly direction along said highway right of way for a distance of 607.16 feet to the point of beginning; thence continue on the same course along said highway right of way line for a distance of 597.18 feet; thence turning an angle to the left of 83 degrees 51 minutes run in a Southerly direction for a distance of 352.62 feet; thence turning an angle to the right of 90 degrees run in a Westerly direction for a distance of 434.83 feet; thence turning an angle to the left of 90 degrees run in a Southerly direction for a distance of 289.50 feet; thence turning an angle to the left of 90 degrees 07 minutes run in an Easterly direction for a distance of 299.02 feet; thence turning an angle to the right of 90 degrees 32 minutes and run in a Southerly direction for a distance of 136.82 feet to the Northwesterly right of way line of the Atlantic Coast Line Railroad; thence turning an angle of 95 degrees 46 minutes 30 seconds to the left run in a Northeasterly direction along said Northwesterly right of way of the Atlantic Coast Line Railroad for a distance of 721.23 feet; thence turning an angle of 83 degrees 44 minutes to the left and run in a Northerly direction for a distance of 775.08 feet to a point on the Southerly right of way line of U.S. Highway No. 280, said point being the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictive Covenants, if any. (as to Parcel 1 & 2)
3. Right(s) of Way(s) granted to Level 3, a Delaware LLC by instrument(s) recorded in Instrument No. 1999-38962 in the Probate Office.(as to Parcel 1)
4. Less and except any portion of the land lying within road right of way of Highway 280 and Sunrise Lane. (as to Parcel 1)
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 245 page 76 in the Probate Office. (as to Parcel 1)
6. Easement(s) to Plantation Pipeline Co. as shown and recorded in Deed Book 112 page 228 and Deed Book 253 page 312 in Probate Office. (as to Parcel 1)



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7. Right(s) of Way(s) granted to Level 3, a Delaware LLC by instrument(s) recorded in Instrument No. 1999-38963 in the Probate Office. (as to Parcel 2)
8. Right(s) of Way(s) granted to Southern Bell Telephone and Telegraph Company by instrument(s) recorded in Deed Book 335 page 469 and Deed Book 312 page 463 in the Probate Office. (as to Parcel 2)
9. Right(s) of Way(s) granted to Atlantic, Birmingham and Atlantic Railroad Company by instrument(s) recorded in Volume 36 page 150 in the Probate Office. (as to Parcel 2)
10. Easement(s) to Plantation Pipeline Co. as shown and recorded in Deed Book 287 page 446, Volume 112 page 237, Deed Book 252 page 493 and Deed Book 112 page 228 in Probate Office. (as to Parcel 2)
11. Encroachment(s) of fence onto and/or off the land along the southerly portion of subject property.(as to Parcel 2)
12. Less and except any portion of the land lying within railroad right of way. (as to Parcel 2)
13. Less and except any portion of the land lying within road right of way of Highway 280. (as to Parcel 2)

\$660,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3RD day of AUGUST, 2018.

 (L.S.)
BURLIN D. McMANUS, JR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BURLIN D. McMANUS, JR., a widower, 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 has executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 3RD day of AUGUST, 2018.



Notary Public

My Commission Expires: _____

COMMISSION EXPIRES:
October 31, 2019


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Grantor's Name:
BURLIN D. McMANUS, JR.

Mailing Address:
9442 Old Hwy 280
Chelsea, AL 35043

Property Address:
11825 US Hwy. 280 and 14 acres of Vacant Land on Hwy 280
Westover, AL 35185

Grantee's name:
JJ&D, INC.


Mailing Address:
4005 KINGS CIRCLE
BIRMINGHAM, ALABAMA 35242

Date of Sale: AUGUST 3RD, 2018
Total Purchase Price: \$660,000.00

or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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