

This instrument prepared by:

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STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)


20181207000427610 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
12/07/2018 09:41:07 AM FILED/CERT

PURCHASE

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **JSJF PROPERTIES I, LLC**, an Alabama limited liability company (hereinafter "**Grantor**"), does hereby grant, bargain, sell and convey unto **ROCK SCHOOL DEVELOPMENT, LLC**, an Alabama limited liability company (hereinafter "**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Subject to:

1. Taxes for the year 2018 and any subsequent years 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.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever;
and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER
DEFEND all and singular the Property unto Grantee and its successors and assigns, against any
person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under
Grantor, but not otherwise.

WITNESS my hand and seal this 4th day of December 2018.

GRANTOR:

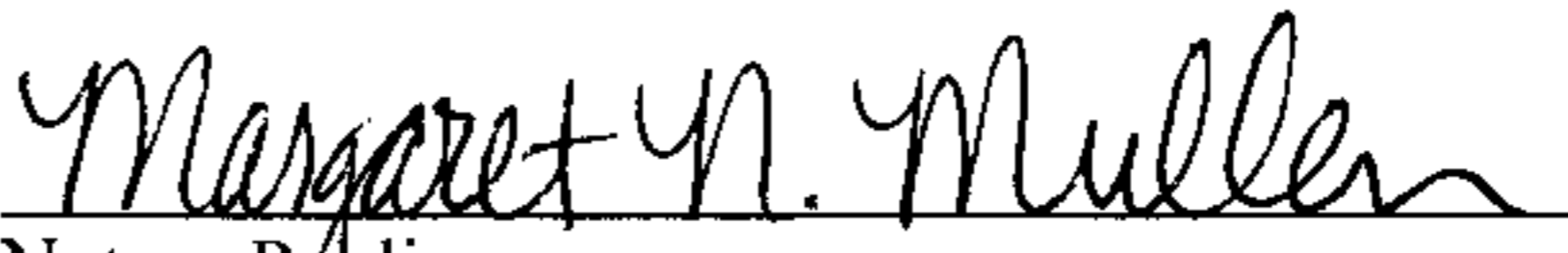
JSJF PROPERTIES I, LLC


By: Jerome Fiorella
As its: Authorized Member

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jerome Fiorella as the **Authorized Member** of **JSJF Properties I, LLC**, an Alabama limited
liability company, is signed to the foregoing and who is known to me, acknowledged before me
on this day that, being informed the contents of said document, he, as an officer and with full
authority, executed the same voluntarily for and as the act of said company on the date below.

Subscribed and sworn to before me on this 4th day of December 2018.


Notary Public
My Commission Expires

MARGARET N. MULLEN Notary Public, Alabama State At Large My Commission Expires May 31, 2022
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EXHIBIT A

Legal Description of Property

A parcel of land situated in the west 1/2 of Section 36, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a concrete monument at the NW corner of the NE 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 89°11'13" E along the north line of said 1/4-1/4 section a distance of 1232.24 feet to a 1/2" rebar capped CA014 on the westerly right-of-way of a Alabama Power Transmission Line; thence S 19°38'28" E along said right-of-way a distance of 476.93 feet to a 1/2" rebar capped CA014; thence S 17°14'13" E along said right-of-way a distance of 1745.91 feet to a 1/2" rebar at the intersection of said right-of-way and the northerly right-of-way of CSX Railroad; thence N 77°43'34" W leaving said power right-of-way and along said CSX Railroad right-of-way a distance of 489.43 feet to a point; thence N 12°09'34" E along said right-of-way a distance of 30.05 feet to a point; thence N 77°43'34" W along said right-of-way a distance of 332.03 feet to a point; thence S 12°20'00" W along said right-of-way a distance of 30.01 feet to a point; thence N 77°42'04" W along said right-of-way a distance of 351.58 feet to a point; thence N 77°56'57" W along said right-of-way a distance of 123.99 feet to a point; thence N 11°37'53" E along said right-of-way a distance of 30.00 feet to a point of non-tangent curve to the left having a central angle of 07°04'17" and a radius of 2452.07 feet, said curve subtended by a chord bearing N 81°20'28" W and a chord distance of 302.45 feet; thence along the arc of said curve and along said right-of-way a distance of 302.64 feet to a point; thence S 04°42'53" W along said right-of-way a distance of 30.00 feet to a point of non-tangent curve to the left having a central angle of 16°41'23" and a radius of 1942.68 feet, said curve subtended by a chord bearing S 86°22'06" W and a chord distance of 563.88 feet; thence along the arc of said curve and along said right-of-way a distance of 565.88 feet to a point; thence N 13°23'44" W along said right-of-way a distance of 10.00 feet to a point of non-tangent curve to the left having a central angle of 02°40'23" and a radius of 880.79 feet, said curve subtended by a chord bearing S 77°02'35" W and a chord distance of 41.09 feet; thence along the arc of said curve and along said right-of-way a distance of 41.09 feet to a point; thence S 13°33'46" E along said right-of-way a distance of 10.00 feet to a point of non-tangent curve to the left having a central angle of 06°29'49" and a radius of 1798.64 feet, said curve subtended by a chord bearing S 73°48'10" W and a chord distance of 203.85 feet; thence along the arc of said curve and along said right-of-way a distance of 203.96 feet to a point; thence N 19°14'54" W along said right-of-way a distance of 15.00 feet to a point of non-tangent curve to the left having a central angle of 11°48'09" and a radius of 1898.17 feet, said curve subtended by a chord bearing S 65°01'35" W and a chord distance of 390.31 feet; thence along the arc of said curve and along said right-of-way a distance of 391.01 feet to a point; thence S 30°35'33" E along said right-of-way a distance of 15.00 feet to a point of non-tangent curve to the left having a central angle of 08°44'49" and a radius of 1941.56 feet, said curve subtended by a chord bearing S 54°45'21" W and a chord distance of 296.12 feet; thence along the arc of said curve and along said right-of-way a distance of 296.41 feet to a point; thence N 32°46'57" W along said right-of-way a distance of 75.00 feet to a point; thence S 57°13'03" W along said right-of-way a distance of 214.25 feet to a point of non-tangent curve to the left having a central angle of 11°29'40" and a radius of 719.11 feet, said curve subtended by a chord bearing S 49°23'24" W and a chord distance of 144.02 feet; thence along the arc of said curve and along said right-of-way a

distance of 144.26 feet to a point on the west line of the SW 1/4 of the SW 1/4 of Section 36; thence N 01°14'15" W leaving said right-of-way and along the west line of said 1/4-1/4 section a distance of 934.79 feet to a rock pile at the NW corner of said 1/4-1/4 section; thence N 83°13'33" E a distance of 285.41 feet to a point; thence N 01°04'16" W a distance of 2606.65 feet to a point on the northeast prescriptive right-of-way of Rock School Road; thence S 32°59'12" E along said right-of-way a distance of 281.70 feet to a point; thence S 40°59'25" E along said right-of-way a distance of 171.82 feet to a point; thence S 42°31'17" E along said right-of-way a distance of 257.13 feet to a point; thence S 47°58'58" E along said right-of-way a distance of 169.60 feet to a point; thence S 59°15'02" E along said right-of-way a distance of 105.29 feet to a point; thence S 75°45'00" E along said right-of-way a distance of 144.22 feet to a point; thence N 88°00'00" E along said right-of-way a distance of 154.29 feet to a point; thence N 84°34'59" E along said right-of-way a distance of 150.28 feet to a point; thence S 79°47'37" E along said right-of-way a distance of 55.04 feet to a point on the east line of the SW 1/4 of the NW 1/4 of Section 36; thence S 00°45'17" E leaving said right-of-way and along the east line of said 1/4-1/4 section a distance of 464.33 feet to the POINT OF BEGINNING. Said parcel of land contains 139.870 acres, more or less.


Together with the right to use of the following easements conveyed by Westervelt Realty, Inc. to JSJF Properties I, LLC on August 3, 2018 via Instrument #20180803000277150 to the extent JSJF Properties I, LLC may use the easements:

Easement 1

A sixty (60) foot wide non-exclusive easement over and across certain real property owned by Westervelt Realty, Inc. ("Westervelt") located in Shelby County, Alabama which is more particularly identified on the map as the permanent easement (the "Permanent Easement") for purposes of providing access to and from certain property owned by the Grantee. Westervelt reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by Westervelt.

Easement 2

A forty (40) foot wide non-exclusive easement over and across certain real property owned by Westervelt located in Shelby County, Alabama which is more particularly identified on the map as the revocable easement (the "Revocable Easement") for purposes of providing access to and from certain property owned by the Grantee. Westervelt reserves the right to terminate the Revocable Easement at Westervelt's sole and absolute discretion, by giving written notice to Grantee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the effective date therein specified.


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Real Estate Sales Validation Form

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

Grantor's Name JSJF Properties I, LLC
Mailing Address 17 20th Street N., Suite 300
Birmingham, AL 35203

Grantee's Name Rock School Dev'p, LLC
Mailing Address c/o JF Management, LLC
3572 Shandwick Place
Birmingham, AL 35242

Property Address 139 acres
Shelby County, AL 35242

Date of Sale 12/4/18
Total Purchase Price \$ 1,944,180.00



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or
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
☒ 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 12/4/18

Print Jerome Fiorella, Manager of Grantor/Grantee

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1