

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
JMR Properties, LLC
21082 Hwy 25
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

20190104000003660 1/3 \$256.00
Shelby Cnty Judge of Probate, AL
01/04/2019 12:28:59 PM FILED/CERT

That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND and 00/100 DOLLARS (\$235,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, UNITED ONE LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JMR PROPERTIES LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$0.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 5th day of December, 2018.

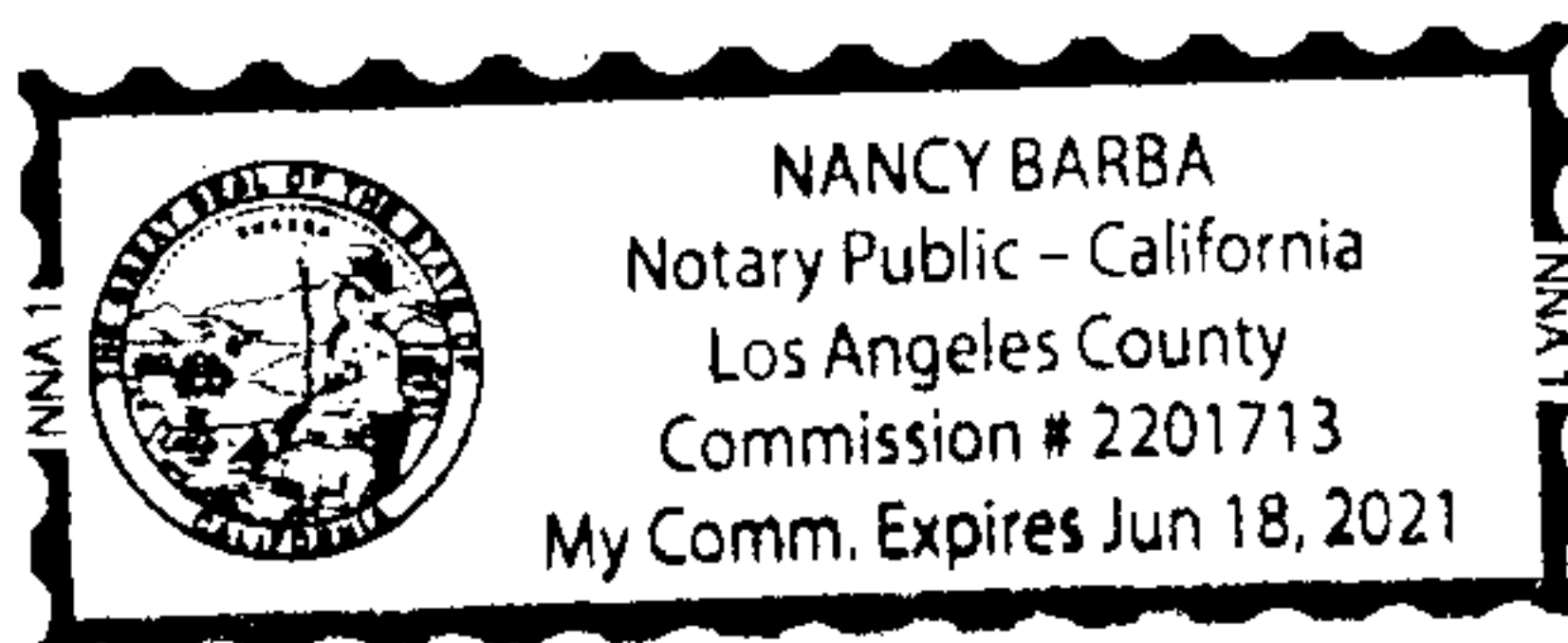
United One LLC

By: Hamid Nikjeh
Its: Member

STATE OF California
COUNTY OF Los Angeles

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hamid Nikjeh, whose names as Member of United One LLC 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, as such Member and with full authority executed the same voluntarily for and as the act of United One LLC on the day the same bears date.

Given under my hand and official seal, this the 5th day of December, 2018.



NOTARY PUBLIC
My Commission Expires

June 18, 2021

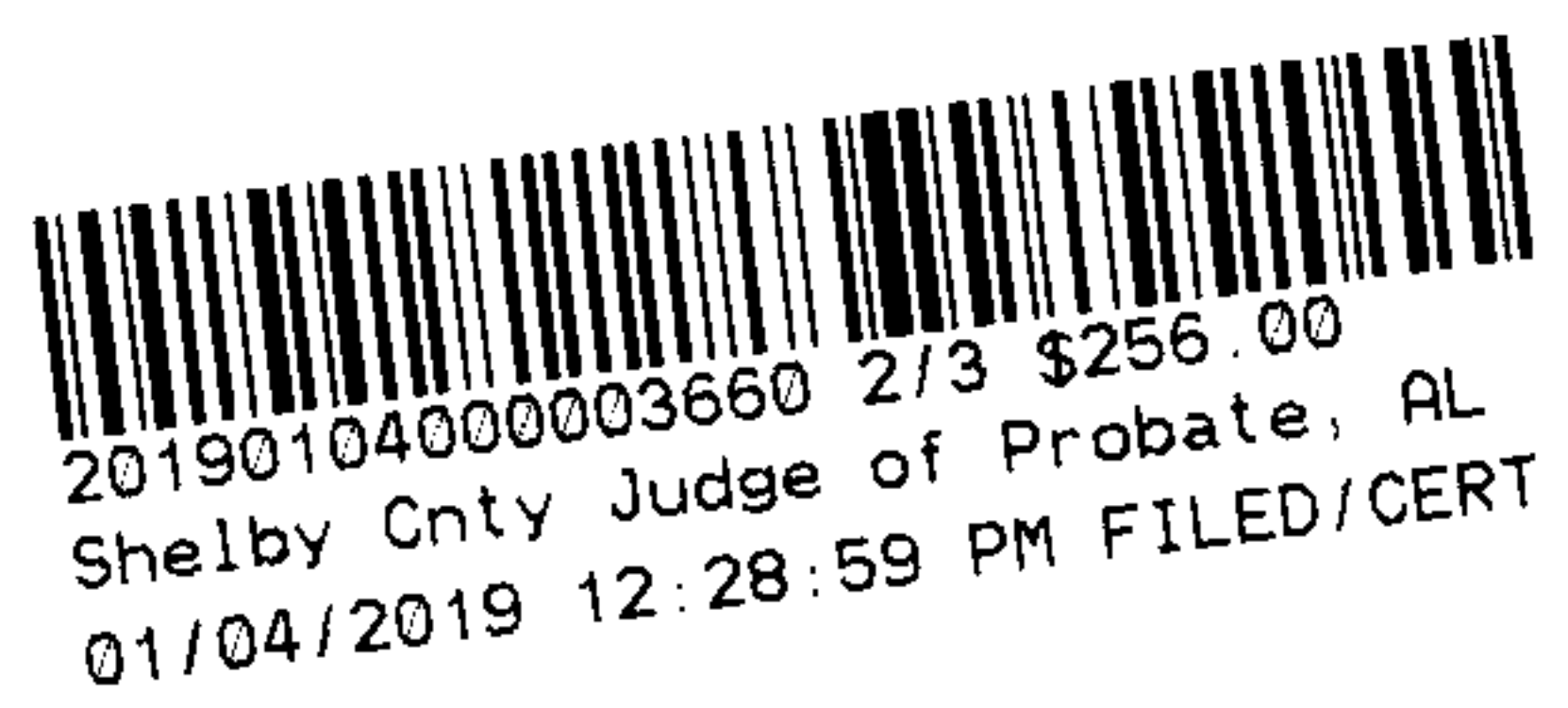
Shelby County, AL 01/04/2019
State of Alabama
Deed Tax: \$235.00

EXHIBIT "A"

Legal Description:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Southeast corner of said 1/4 – 1/4 Section; thence run in a Northerly direction along the East line of said 1/4 – 1/4 Section a distance of 360 feet, more or less (deed), to a point on the Northeast bank of Buck Creek; thence in a Northwesterly direction and along the Northeast bank of Buck Creek a distance of 749 feet, more or less (deed), to the point of beginning; thence in a Northeasterly direction a distance of 305 feet to an iron pin found on the Southwesterly right of way line of Stuart Lane; thence 90 degrees left in a Northwesterly direction and along said right of way line a distance of 100.00 feet; thence 90 degrees left in a Southwesterly direction a distance of 337.00 feet to a point on the Northeast bank of Buck Creek; thence 107 degrees 44 minutes 41 seconds left in a Southeasterly direction and along the Northeast bank of Buck Creek a distance of 105.00 feet to the point of beginning; being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name United One LLC
Mailing Address 4800 Whitesburg Dr
Ste 30-272
Huntsville, AL 35802

Grantee's Name JNR Properties, LLC
Mailing Address 21082 Hwy 25
Columbiana, AL 35051

Property Address 633 Stuart Lane
Pelham, AL 35124

Date of Sale 12-7-18
Total Purchase Price \$ 235,000

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 12-7-18

Print Greg Harrison

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1