

SEND TAX NOTICE TO:

JBL HOLDINGS, LLC
419 Meadowbrook Place
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-THREE THOUSAND AND NO/100.....(\$53,000.00) Dollars**, to the undersigned GRANTORS, **STAR LAKE FAMILY, LLC**, a Alabama limited liability company, and **E& Z JOSEPH, LLC**, a Alabama limited liability company (**herein referred to as GRANTORS**) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS, do by these presents grant, bargain, sell and convey unto **JBL HOLDINGS, LLC (hereinafter referred to as GRANTEE)**, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

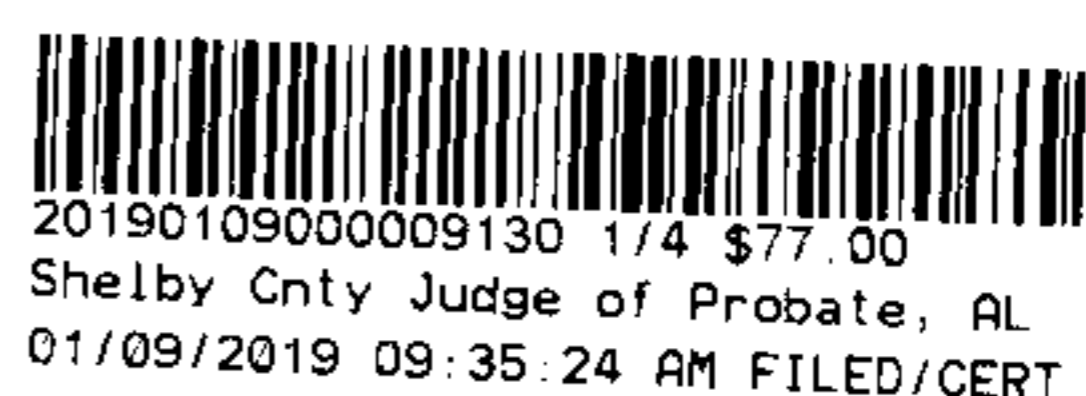
See attached Exhibit "A" for Legal Description.

Subject to:

1. Taxes for 2019 and subsequent years, not yet due and payable.
2. Easements and building lines as shown on recorded map(s) including but not limited to any notes, conditions and restrictions.
3. Easement to Alabama Water Company dated May 1, 1951, for gas line recorded in Deed Book 146, Page 211, in said Probate Office.
4. Transmission Line Permit to Alabama Power Company dated March 19, 1963, and recorded in Deed Book 225, Page 273, in said Probate Office.
5. Minerals of whatsoever kind, subsurface and surface substances , including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No warranty is made as to the present ownership of any such interests.

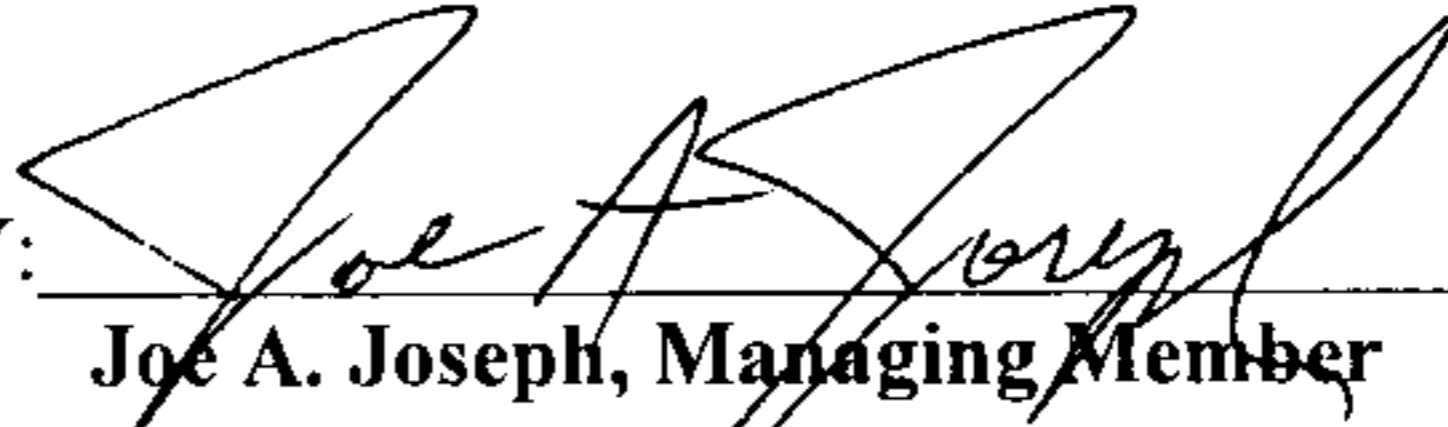
TO HAVE AND TO HOLD Unto the said GRANTEE, it's successors and assigns, forever.

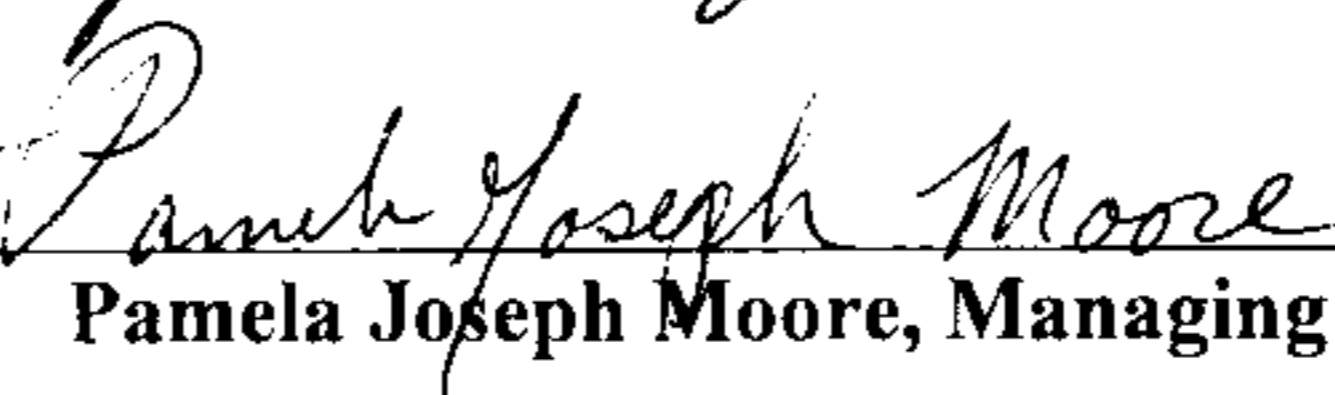
And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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.



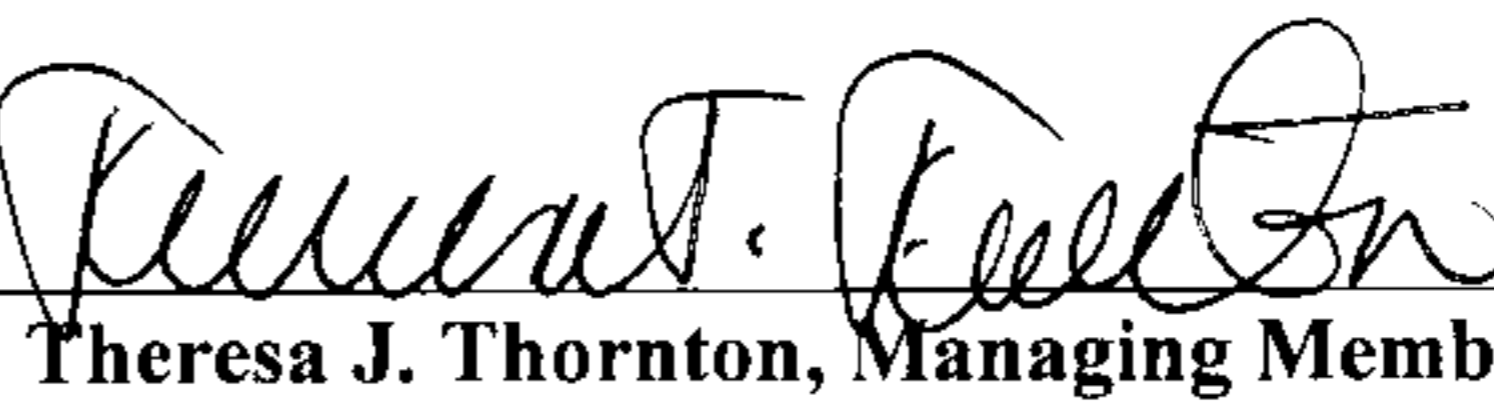
IN WITNESS WHEREOF, the said GRANTORS, by their authorized signatories, have hereunto set their signatures and seals, this the 19th day of December, 2018.

STAR LAKE FAMILY, LLC

BY:  (Seal)
Joe A. Joseph, Managing Member

BY:  (Seal)
Pamela Joseph Moore, Managing Member

E & Z JOSEPH, LLC


BY:  (Seal)
Theresa J. Thornton, Managing Member

BY:  (Seal)
Michael S. Thornton, Managing Member


STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Joseph and Pamela Joseph Moore, whose names as Managing Members of **STAR LAKE FAMILY LLC** and Theresa J. Thornton and Michael S. Thornton, whose names as Managing Members of **E & Z JOSEPH, LLC**, a Alabama Limited Liability Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such managing members, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under our hands and official seals this 19th day of December, 2018.


Notary Public

My Commission Expires  MORRIS J. PRINCOTTA, JR.
My Commission Expires
November 5, 2019


20190109000009130 2/4 \$77.00
Shelby Cnty Judge of Probate: AL
01/09/2019 09:35:24 AM FILED/CERT

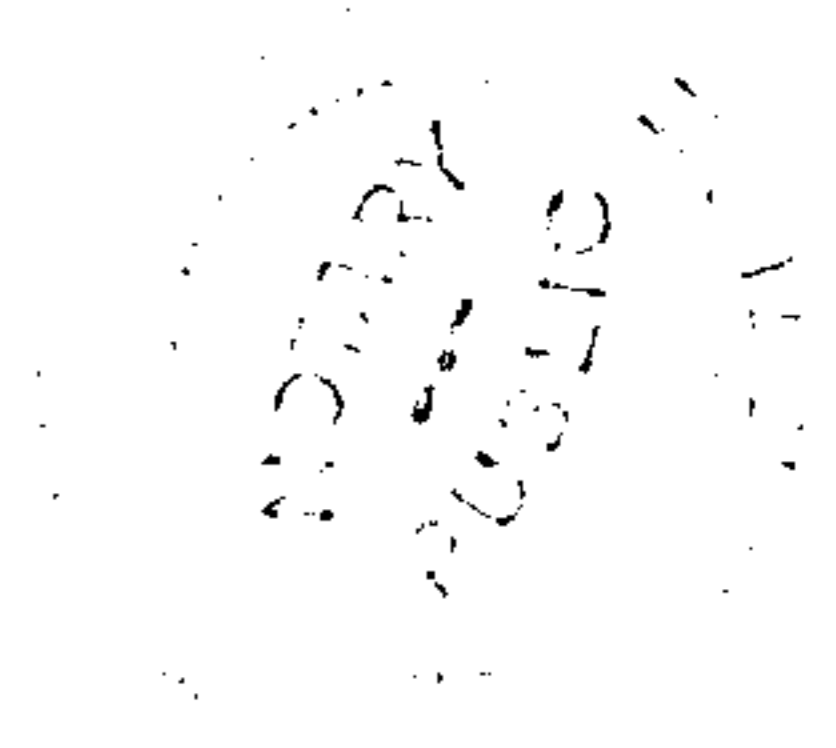


EXHIBIT "A"

LEGAL DESCRIPTION

Furman No. 64 Siluria Mills No. 159, Being more particularly described as follows:
Commence at the intersection of the North right of way line of 3rd Avenue East and the West right of way line of Fallon Avenue, said right of way lines as shown on the Map of the dedication of the Streets and Easements, Town of Siluria, Alabama; thence
Northwesterly along said right of way of 3rd Avenue East for 102.44 feet to the point of beginning; thence 90 degrees, 11 minutes, 30 seconds right and run Northeasterly for 123.12 feet; thence 47 degrees 21 minutes, 4 seconds, left and run Northwesterly for 123.43 feet; thence 132 degrees, 51 minutes, 53 seconds left and run southwesterly for 207.05 feet to a point on the North right of way of 3rd Avenue East; thence 89 degrees, 58 minutes, 33 seconds, left and run southeasterly along said right of way line of 3rd Avenue East for 90 feet to the point of beginning; situated in Shelby County, Alabama.



20190109000009130 3/4 \$77.00
Shelby Cnty Judge of Probate, AL
01/09/2019 09:35:24 AM FILED/CERT



20190109000009130 4/4 \$77.00
 Shelby Cnty Judge of Probate, AL
 01/09/2019 09:35:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Star Lake Family, LLC &</u>	Grantee's Name	<u>JBL Holdings, LLC</u>
Mailing Address	<u>E & Z Joseph, LLC</u>	Mailing Address	<u>419 Meadowbrook Place</u>
	<u>420 N. 20th Street, Ste. 3400</u>		<u>Alabaster, AL 35007</u>
	<u>Birmingham, AL 35203</u>		
Property Address	<u>608 12th Ave. S.W.</u>	Date of Sale	<u>12/19/2018</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 53,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 12/19/2018 Print Morris J. Princiotta, Jr., Closing Atty.
 Unattested _____ Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one