

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

SEND TAX NOTICE TO:
JBL Holdings, LLC
419 Meadowbrook Place
Alabaster, Alabama 35007

_____20190610000203460
06/10/2019 03:48:49 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Developing Alabama Youth Foundation, Inc., an Alabama non-profit corporation**, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto **JBL Holdings, LLC** (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, and run West along the South line of said 1/4 - 1/4 Section for 386.59 feet; thence 98 degrees 28 minutes 40 seconds right and run Northeasterly for 362.18 feet; thence 89 degrees 07 minutes left and run Northwesterly for 150.11 feet; thence 90 degrees 11 minutes 30 seconds right and run Northeasterly along the centerline of 6th Street for 463.13 feet to its intersection with the centerline of 11th Avenue S.W.; thence 90 degrees 13 minutes left and run Northwesterly along the centerline of 11th Avenue S.W. for 288.81 feet; thence 90 degrees 00 minutes right and run Northeasterly for 30 feet to the Northerly right-of-way line of 11th Avenue S.W. and the Point of Beginning; thence 90 degrees 00 minutes left and run Northwesterly along the Northerly line of said right-of-way for 161.94 feet to the Easterly right of way line of the Louisville-Nashville Railroad and the beginning of a curve to the right having a radius of 1860.08 feet; thence 89 degrees 32 minutes 09 seconds right to tangent of said curve and run Northeasterly along the arc of said curve and along said right-of-way line for 141.64 feet; thence 30 degrees 35 minutes 04 seconds right from tangent of said curve and run Northeasterly along a right-of-way line for a public road for 38.95 feet to the beginning of a curve to the left having a radius of 248.11 feet; thence Northeasterly along the arc of said curve and along said right-of-way for 41.28 feet; thence 76 degrees 30 minutes 20 seconds right from tangent of said curve and run Southeasterly for 118.34 feet; thence 78 degrees 41 minutes 55 seconds right and run Southwesterly for 184.17 feet to the Point of Beginning.

NOTE: \$232,901.25 of the purchase price was obtained by a purchase money mortgage recorded herewith. UCC Financing Statement is also being recorded simultaneously herewith as additional security.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation, in addition to the following:

Easements, restrictions, covenants, setback lines and all other matters as reflect on the recorded plat of Siluria Mills Property Line Map recorded in Plat Book 5, Page 10 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's transferees and assigns, forever. Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set his/her hand and seal on this the 7th day of June, 2019.

Developing Alabama Youth Foundation, Inc.

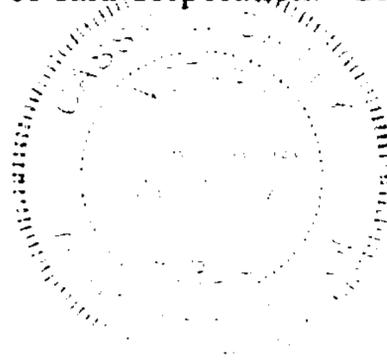
[Signature]
By: Floyd Collings
Title: President of the Board of Directors

[Signature]
By: Christy Hayes
Title: Executive Director

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Floyd Collins** whose name is signed to the foregoing conveyance as **President of the Board of Directors of Developing Alabama Youth Foundation, Inc.**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation. Given under my hand and official seal on this the 7th day of June, 2019.

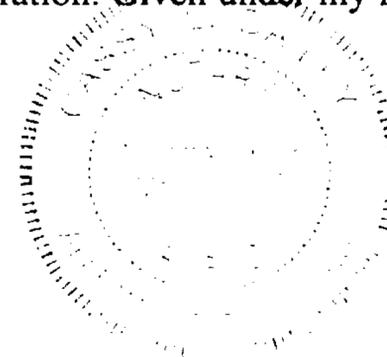
[Signature]
Notary Public
Commission Expires: 5-17-22



STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christy Hayes**, whose name is signed to the foregoing conveyance as **Executive Director of Developing Alabama Youth Foundation, Inc.**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation. Given under my hand and official seal on this the 7th day of June, 2019.

[Signature]
Notary Public
Commission Expires: 5-17-22



Real Estate Sales Validation Form

20190610000203460 06/10/2019 03:48:49 PM DEEDS 3/3

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

Grantor's Name Developing Alabama Youth Foundation, Inc.
Mailing Address 632 11th Ave. SW
Alabaster, 35007 35007
Property Address 632 11th Ave. SW
Alabaster, AL 35007

Grantee's Name JBL Holdings, LLC
Mailing Address 419 Meadowbrook Place
Alabaster, AL 35007
Date of Sale June 07, 2019
Total Purchase Price \$305,000.00
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 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 of 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 June 05, 2019

Print Developing Alabama Youth Foundation, Inc.

Unattested

(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/10/2019 03:48:49 PM
\$93.50 CHARITY
20190610000203460

Allen S. Boyd