

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Courtney H. Mason, Jr.,
Steve Issis and John Issis
P.O. Box 43309
Birmingham, AL 35243

STATE OF ALABAMA)

:

STATUTORY WARRANTY DEED


COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **280 Properties, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Courtney H. Mason, Jr.**, an undivided 50% interest, **Steve Issis**, an undivided 25% interest and **John Issis**, an undivided 25% interest (hereinafter referred to as GRANTEE), their heirs, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Existing easements, building lines, covenants, restrictions and limitations of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 102, Page 171; Volume 107, Page 311; Volume 111, Page 152 and Volume 138, Page 95, and Instrument No. 2008022500074960.
5. Right-of-way granted to Shelby County recorded in Volume 95, Page 506 and Volume 95, Page 522.
6. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer easement between 280 Properties, L.L.C., Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC as recorded in Inst. No. 2009-34019. Location of sanitary sewer easement shown on survey of Barton F. Carr dated December 10, 2009.
7. Certificate of Annexation ordinance as recorded in Inst. No. 2009081100309350.
8. Declaration of Restrictions, Covenants, and Grants of Easements as recorded in Inst. No. 2009121600641130 and assigned to Chelsea – Selig, LLC in Inst. No. 2009121600461160.
9. Covenants, conditions, maintenance agreements, access easements, and terms contained in Declaration of Sanitary Sewer Easement between 280 Properties, LLC, Polo Farms Investments, LLC and Double Oak Water Reclamation, LLC, as recorded in Inst. No. 2009-34019.


20191015000380410 1/4 \$1032.00
Shelby Cnty Judge of Probate, AL
10/15/2019 02:51:36 PM FILED/CERT

Shelby County, AL 10/15/2019
State of Alabama
Deed Tax: \$1000.00

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the ____ day of **October, 2019**.

280 Properties, L.L.C.
an Alabama limited liability company

By: _____
Steve Issis
Its: **Managing Member**

STATE OF ALABAMA)
COUNTY OF At Large)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steve Issis, whose name as **Managing Member of 280 Properties, L.L.C., an Alabama limited liability company**, 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 Instrument he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of October, 2019.

NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 15, 2021

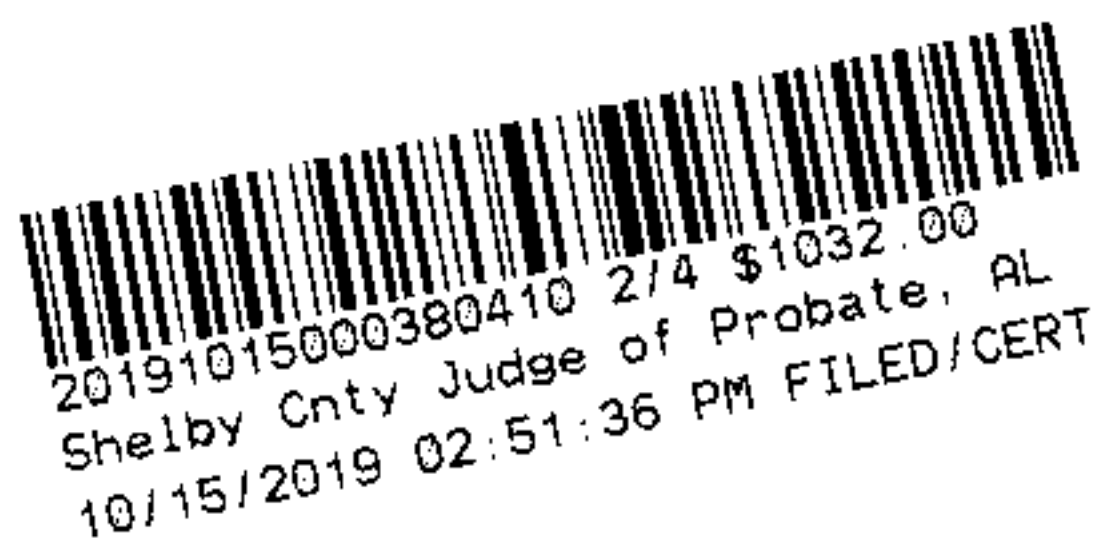
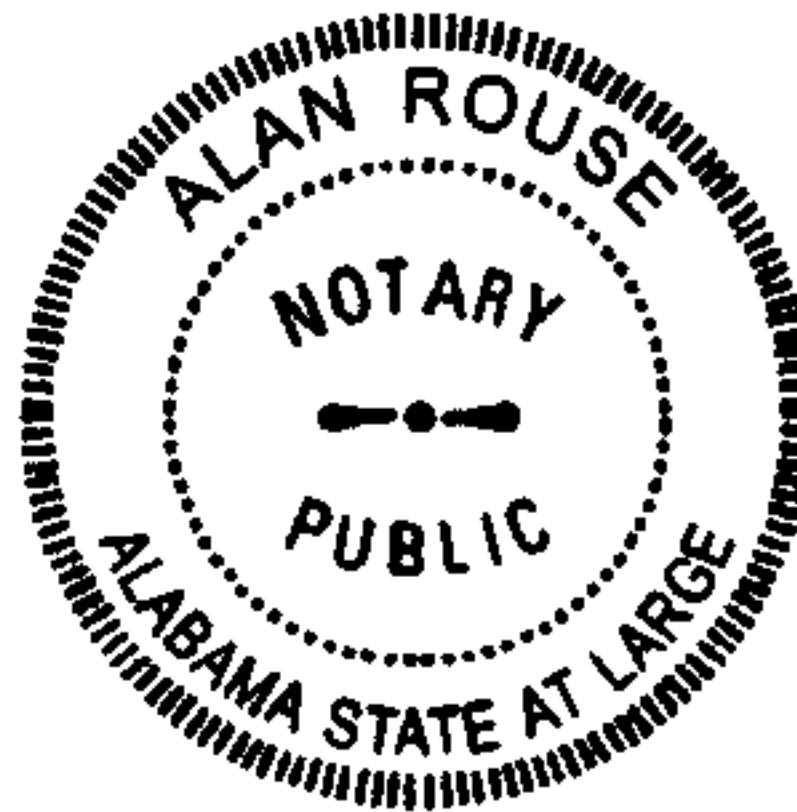



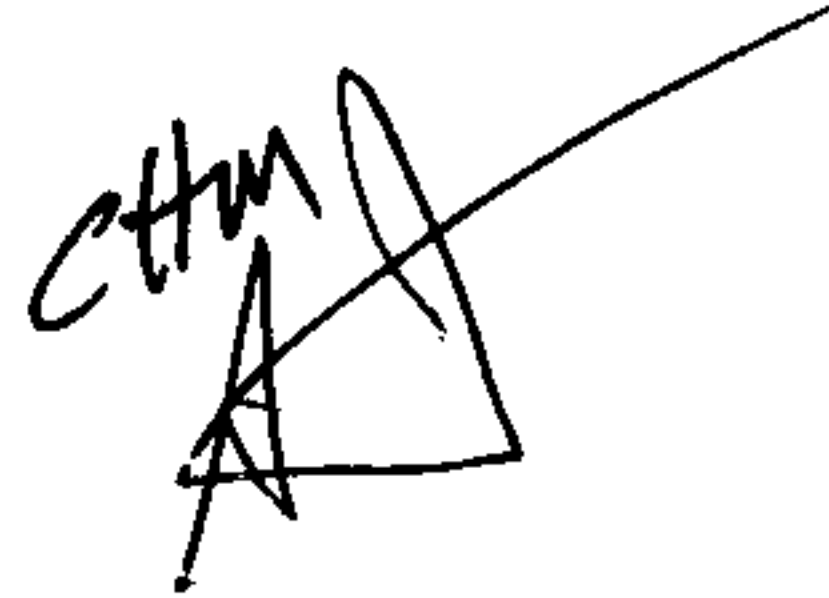
EXHIBIT "A"

A parcel of land lying in the East Half of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence and Begin at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run **Southerly** along the east line of said Northeast Quarter for **1003.33 feet** to a point on the northerly right-of-way line of U.S. Highway 280; thence turn in interior angle left, counterclockwise of **87°19'02"** and run westerly along said road right-of-way for **350.00 feet** to a point; thence turn an interior angle left, counterclockwise of **125°11'27"** and run Northwest **326.53 feet** to a point; thence turn an Interior angle left, counterclockwise of **160°05'55"** and run Northwest **90.01 feet** to a point; thence turn an interior angle left, counterclockwise of **162°48'37"** and run Northerly **154.26 feet** to a point; thence turn an interior angle left, counterclockwise of **186°32'18"** and run Northwest **460.81 feet** to a point; thence turn an interior angle left, counterclockwise **89°01'47"** and run Easterly **117.87 feet** to a point; thence deflect left **53°07'41"** and run Northeast **30.64 feet** to a point; thence deflect left **33°26'18"** and run Northerly **31.28 feet** to a point; thence deflect left **61°04'12"** and run Northwest **38.77 feet** to a point; thence deflect right **19°15'49"** and run Northwest **68.64 feet** to a point on the southerly right-of-way of Shelby County Highway 280; thence deflect right **110°20'10"** and run Northeast **117.12 feet** along the aforementioned right-of-way line to a point; thence continue Northeasterly along the same course and the aforementioned right-of-way line a distance of **398.66 feet** to a point; thence leaving the aforementioned right-of-way line deflect right **109°01'18"** and run Southerly **290.04 feet** to the **Point of Beginning**.

Said Parcel Contains 12.53 acres (545,922.2 square feet), more or less.


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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 280 Properties, L.L.C. Grantee's Name Courtney H. Mason, Jr.
Steve Issis and John Issis

Mailing Address P.O. Box 43309
Birmingham, AL 35243 Mailing Address P.O. Box 43309
Birmingham, AL 35243

Property Address Metes and Bounds Date of Sale October 11, 2019

Total Purchase Price \$

or

Actual Value \$ 1,000,000.00

or

Assessor's Market Value \$



20191015000380410 4/4 \$1032.00
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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
☐ Deed



20191015000380260 6/6 \$39.00
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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 10/12/2019

280 Properties, L.L.C. by its Managing Members

Print Courtney H. Mason, Jr. and Steve Issis

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)