

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(2050 987-2211)

PLEASE SEND TAX NOTICE TO:  
SMITH FAMILY COMPANIES, INC.  
POST OFFICE BOX 939  
PELHAM, ALABAMA 35124

### CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)



20191104000407840 1/3 \$870.00  
Shelby Cnty Judge of Probate, AL  
11/04/2019 03:19:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHT HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS (\$842,000.00)** to the undersigned GRANTOR, **JJ&D, INC.**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SMITH FAMILY COMPANIES, INC.**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows: Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19 South, Range 1 East and run in a Westerly direction 976.40 feet along the North line of said quarter-quarter section to a point on the South right of way line of U.S. Highway No. 280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right of way line of said highway for a distance of 1361.89 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 521.27 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 300.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 552.99 feet to a point on the South right of way line of said U.S. Highway No. 280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right of way line for 301.74 feet to the point of beginning. Less and except the South 60 feet from the above described parcel. Situated in Shelby County, Alabama.

#### SUBJECT TO:

1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020.
2. Restrictive Covenants, if any.
3. Right(s) of Way(s) granted to Level 3, a Delaware LLC by instrument(s) recorded in Instrument No. 1999-38962 in the Probate Office.
4. Less and except any portion of the land lying within road right of way of Highway 280 and Sunrise Lane.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 245 page 76 in the Probate Office.
6. Easement(s) to Plantation Pipeline Co. as shown and recorded in Deed Book 112 page 228 and Deed Book 253 page 312 in Probate Office.
7. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Instrument No. 20191004000366520 in the Probate Office.

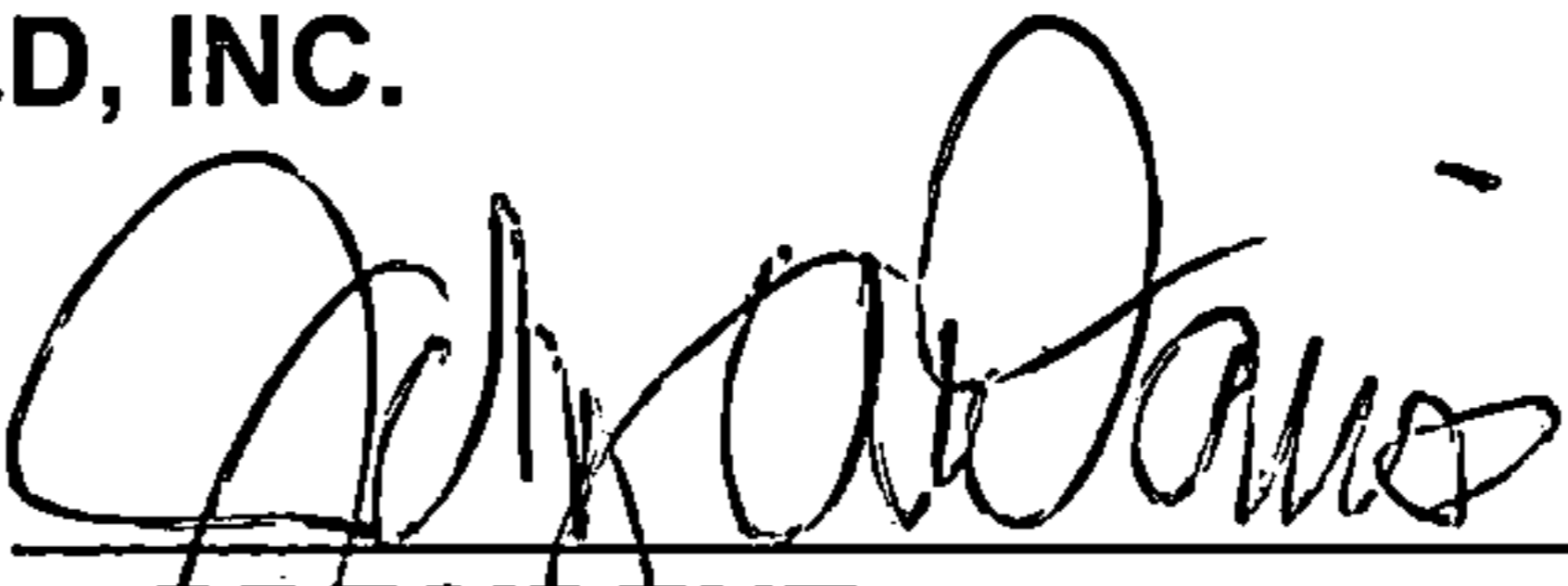
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

Shelby County, AL 11/04/2019  
State of Alabama  
Deed Tax: \$842.00

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns forever, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and 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 **PRESIDENT, JOHNNY W. DAVIS**, who is authorized to execute this conveyance, has hereto set its signature and seal this 28TH day of OCTOBER, 2019.

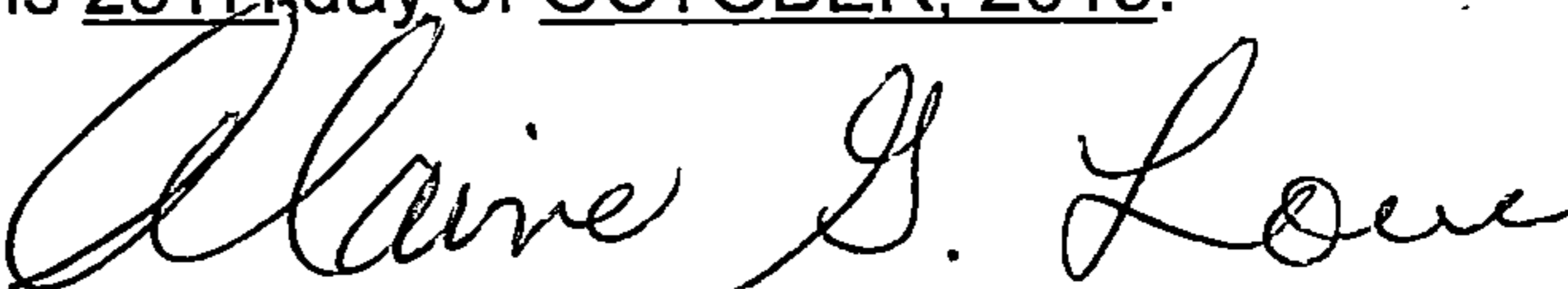
JJ&D, INC.

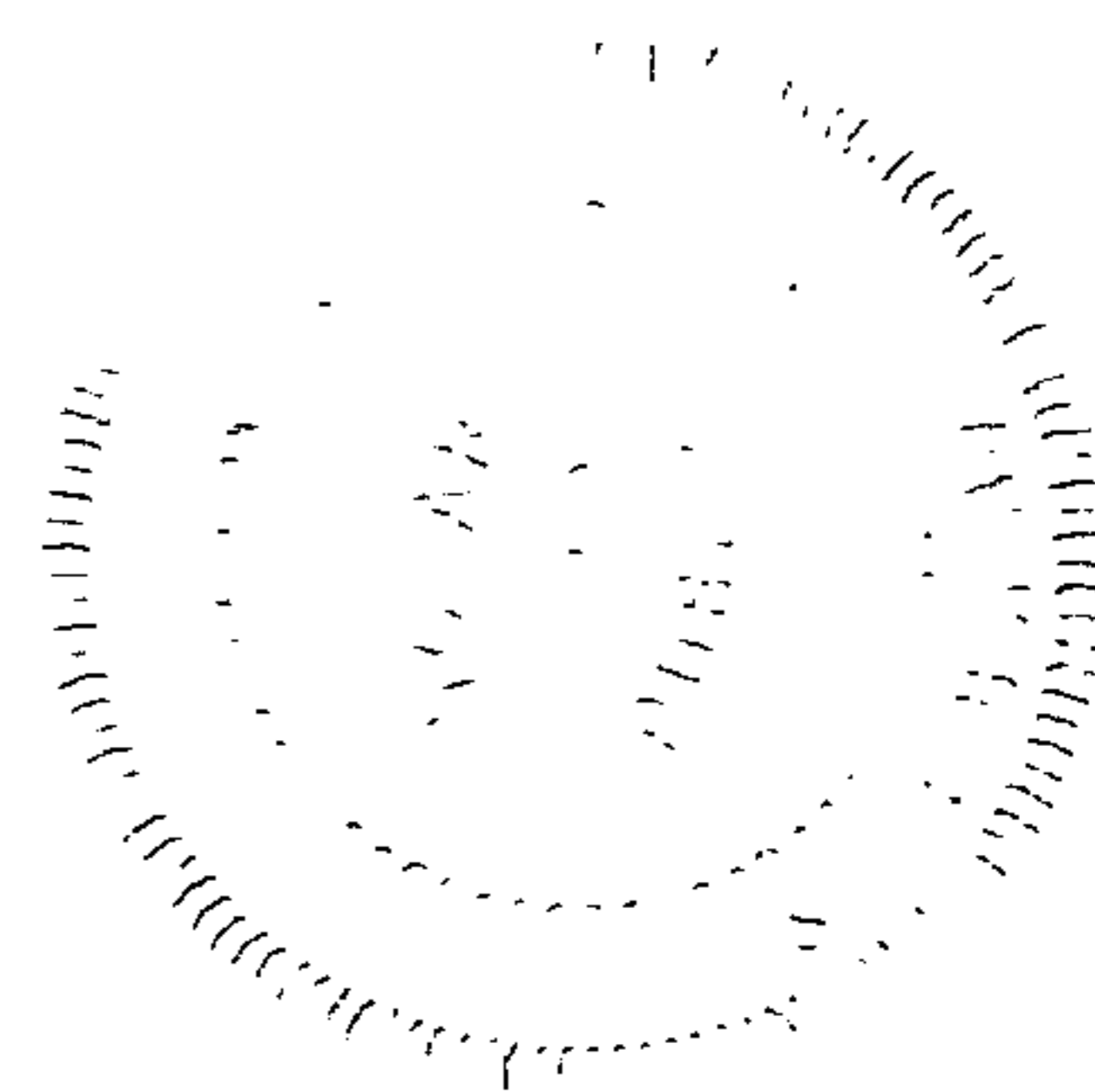
BY:   
AS: **PRESIDENT**


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **JOHNNY W. DAVIS**, whose name as **PRESIDENT** of **JJ&D, INC.**, a corporation, 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 she, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 28TH day of OCTOBER, 2019.

  
NOTARY PUBLIC  
My Commission Expires: 10/31/2019



  
20191104000407840 2/3 \$870.00  
Shelby Cnty Judge of Probate, AL  
11/04/2019 03:19:40 PM FILED/CERT

Grantor's Name:  
JJ&D, INC. JOHNNY W. DAVIS  
Mailing Address:  
500 SPRING VALLEY DRIVE  
CHELSEA, ALABAMA 35043

Grantee's name:  
SMITH FAMILY COMPANIES, INC.  
Mailing Address:  
POST OFFICE BOX 939  
PELHAM, ALABAMA 35124


Property Address:  
11825 U.S. Hwy. 280  
Westover, AL 35185

Date of Sale: OCTOBER 28TH, 2019  
Total Purchase Price: \$842,000.00

or  
Actual Value  
or  
Assessor's Market Value

Bill of Sale  
 Sales Contract  
 Closing Statements

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_

  
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