

THIS INSTRUMENT PREPARED BY:

M. Lee Johnsey, Jr., Esq.
Balch & Bingham LLP
1901 Sixth Avenue N, Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

White Rock Quarries, LLC
101 Sansbury Way
West Palm Beach, FL 33411
Attn: Jim Hurley

DEEDS 1/5

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

)

THAT FOR AND IN CONSIDERATION OF Nine Thousand Dollars (\$9,000.00) and other good and valuable consideration in hand paid to **LINDA D. RHODES McCAIN**, a married woman (the "Grantor"), by **WHITE ROCK QUARRIES, LLC**, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama commonly referred to as 130 Milam Drive, Vincent, Alabama 35178 and further described in **Exhibit "A"** (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
6. The Property is conveyed "As is" and "where is", with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, other than statutory warranties of title, concerning the Property or this conveyance from or on behalf of Grantor.
7. To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property or the title to the Property, other than statutory warranties of title, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.
8. To the maximum extent permitted by law, Grantor makes no representations or

warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

9. Grantor is not liable or bound in any manner by any verbal or written statement, representations or information pertaining to the Property furnished by any broker, agent, employee, servant, or other person.
10. Grantor shall not be liable to the Grantees for any prospective or speculative profits, or special, indirect or consequential damages, whether based upon contract, tort, or negligence or in any other manner arising from the transactions contemplated by this conveyance.

TO HAVE AND TO HOLD to the Grantees and Grantees' heirs, successors and assigns forever subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 16 day of October 2019.

GRANTOR:

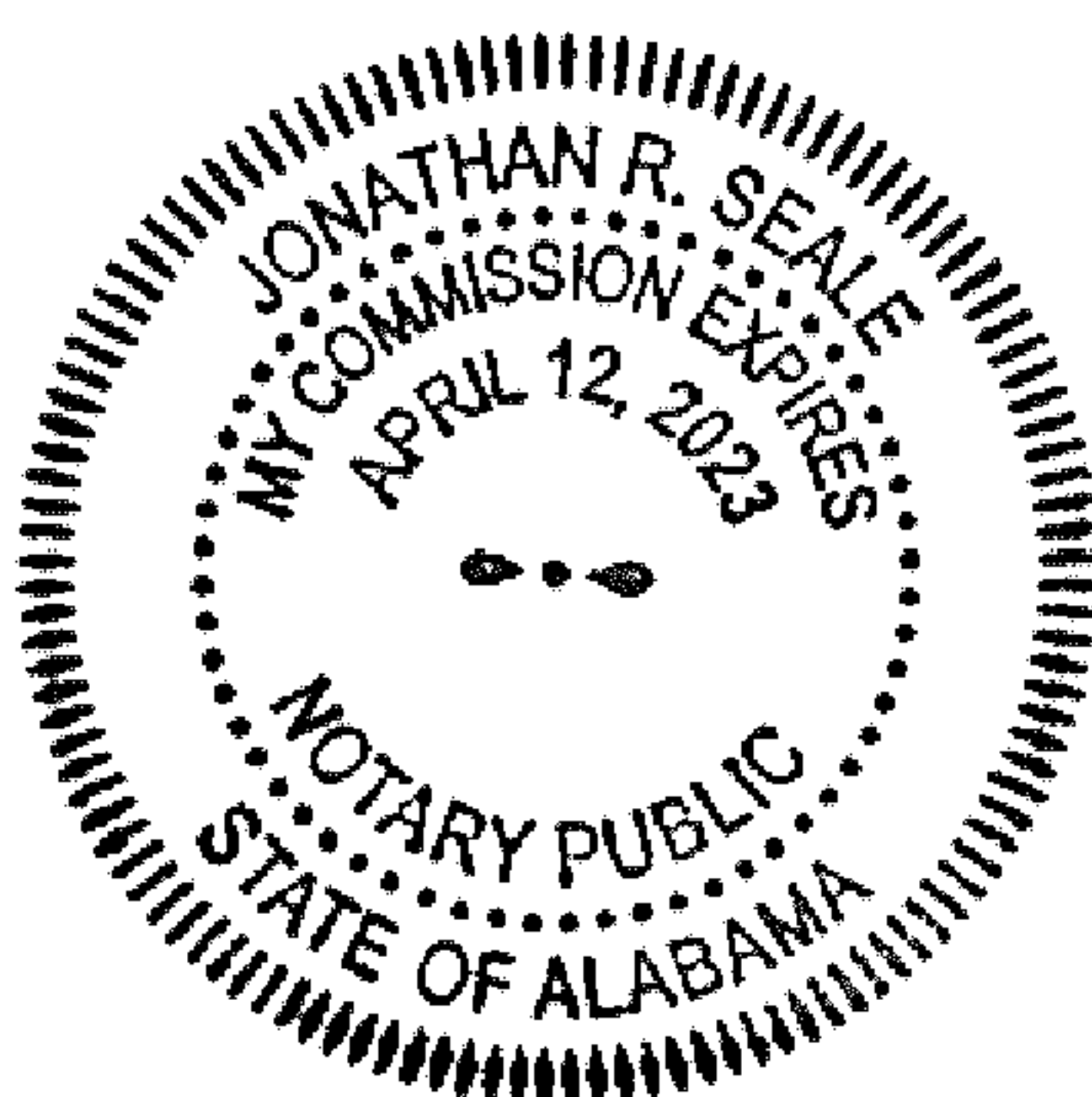
By: Linda D. Rhodes McCain
Linda D. Rhodes McCain

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda D. Rhodes McCain, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand this the 16th day of October, 2019.

[NOTARIAL SEAL]



Jonathan Seal
Notary Public
My commission expires: April 12, 2023

Exhibit "A"

That certain parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; said parcel being known as Lot 2 of proposed McCain Farms Subdivision, and said parcel being more particularly described as follows:

COMMENCE at a Rail Road Rail Found at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 04° 16' 48" East for a distance of 40.26 feet to an Iron Pin Set; thence North 01° 30' 04" East for a distance of 748.20 feet to an Iron Pin Set on the Southeast Right-of-Way of Highway No. 25; thence North 39° 02' 17" East along the Southeast Right-of-Way of Highway No. 25 for a distance of 451.28 feet to an Iron Pin Set at the POINT OF BEGINNING of the following described parcel; thence North 39° 02' 17" East along the Southeast Right-of-Way of Highway No. 25 for a distance of 109.83 feet to an Iron Pin Set on the Westerly prescriptive Right-of-Way of Milam Drive; thence leaving the Southeast Right-of-Way of Highway No. 25 run South 02° 57' 31" West along the Westerly prescriptive Right-of-Way of Milam Drive for a distance of 135.89 feet to an Iron Pin Set; thence leaving the Westerly prescriptive Right-of-Way of Milam Drive run North 50° 57' 33" West for a distance of 80.03 feet to the POINT OF BEGINNING.

EXHIBIT "B"

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20091230000476250; Deed Book 129, Page 157; Deed Book 172, Page 189; Deed Book 242, Page 916; Deed Book 242, Page 919; Deed Book 82, Page 49; Deed Book 101, Page 102 and Deed Book 107, Page 312.
2. Right of Way granted to Shelby County, Alabama as recorded in Deed Book 70, Page 35 and Deed Book 117, Page 92.

Real Estate Sales Validation Form

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

Grantor's Name Linda D. Thodes McCain
 Mailing Address 130 Milam Drive
Vincent, AL 35178

Grantee's Name White Rock Quarries, LLC
 Mailing Address 101 Sansbury Way
West Palm Beach FL 33411
Attn: Jim Hurley

Property Address 130 Milam Drive
Vincent, AL 35178
Parcel No: 07-5-22-1-001-008.000

Date of Sale 10/16/2019
 Total Purchase Price \$ 9,000.00
 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
☐ 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 10/16/2019

Print M. Lee Johnsey, Jr.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/15/2019 09:43:08 AM
 \$43.00 CHERRY
 20191115000424250

Allen S. Byrd

Form RT-1