

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
JSJF Properties I, LLC
3416 East Briarcliff Road
Mountain Brook, AL 35223

STATUTORY WARRANTY DEED

M190984
STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Million Seven Hundred Forty-Two Thousand Dollars and NO/100 (\$1,742,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Westervelt Investment Realty, Inc., an Alabama 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, sell, bargain and convey unto, **JSJF Properties I, LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantee**), the following described real estate, situated in **SHELBY** County, Alabama to wit:

SEE ATTACHED EXHIBIT A

Subject to:

1. Taxes for the year 2018 and subsequent years are not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel, in on or under subject property.
3. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Easement recorded in Official Records Instrument No. 20030514000301420 and Official Records Instrument No. 2002-13450, of the Probate Records of Shelby County, Alabama.
6. Easements recorded in Official Records Instrument No. 20180803000277150 and Official Records Instrument No. 20030520000313830, of the Probate Records of Shelby County, Alabama.
7. Affidavit recorded in Official Records Instrument No. 1995-35823 and Official Records Instrument No. 20070122000033790, of the Probate Records of Shelby County, Alabama.
8. Pipeline Easement as shown in Book 59, Page 308, Book 77, Page 496, Book 93, Page 323, Book 224, Page 477 and Book 486, Page 536.
9. Consequences, if any, of access being existing easements and unpaved roads.
10. Consequences, if any, to the fact that Cheshire Drive is gated.
11. Lack of direct access to the NE 1/4 of the SW 1/4 of Section 25 as shown on the survey by Ray & Gilliland, PC, Christopher Ray, PLS 26017 dated December 5, 2019.

It is specifically understood that Seller hereby reserves from the sale of the Property for itself and its successors and assigns, of all oil, gas, and minerals presently owned Seller located in, on, or under the Property, and all executive rights and other rights, including the right to convey or the right to execute leases with respect to the Seller's interest in any and all of said minerals, in, on, or under the Property to the extent reasonably necessary for exploring, drilling, mining, developing, producing, removing, transporting and owning said minerals. However, the parties agree the Seller's mineral rights as described above do not include any right of surface entry onto the Property or any right to the first five hundred feet (500') below the surface of the Property.

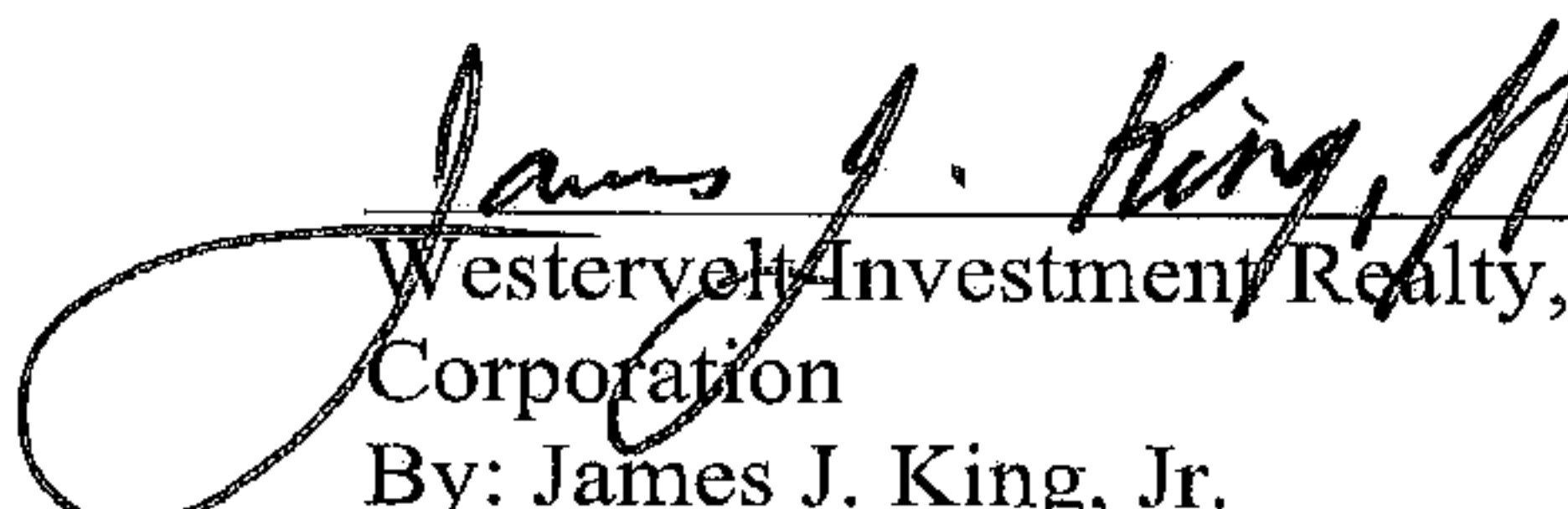
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\$1,000,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

Westervelt Investment Realty, Inc., an Alabama Corporation, is formerly known as Westervelt Realty, Inc. Westervelt Realty, Inc., an Alabama Corporation, was the successor in interest to Westervelt Land Company, Inc., an Alabama Corporation.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, its successors and assigns forever.

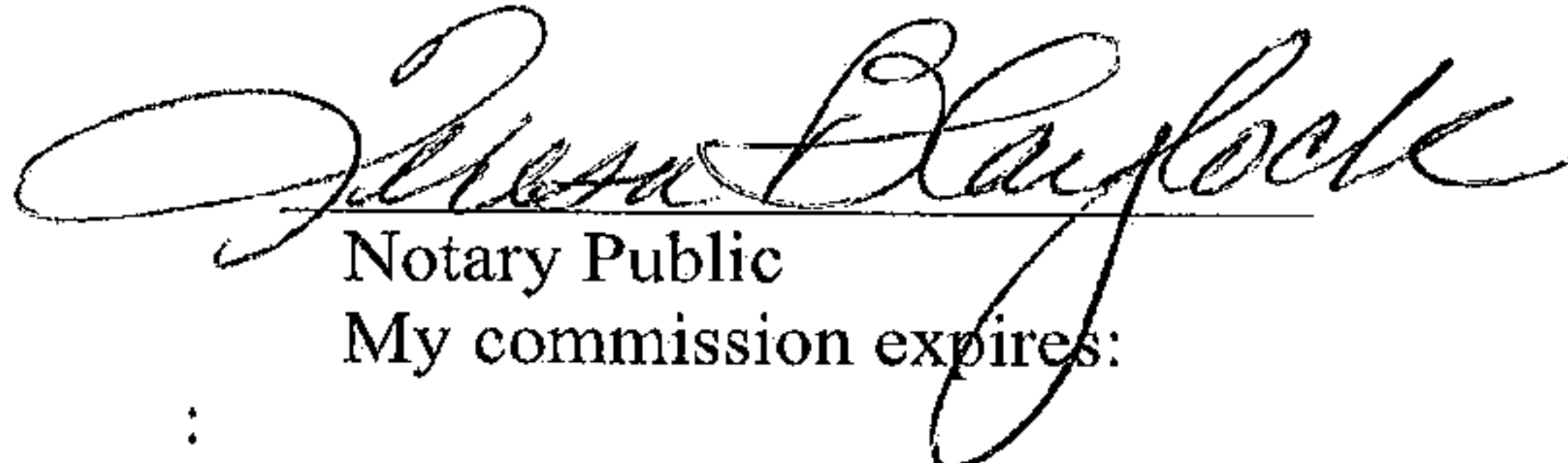
IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, James J. King, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 16th day of December, 2019.

 (SEAL)
Westervelt Investment Realty, Inc., an Alabama Corporation
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James J. King, Jr.**, whose name as **Vice President of Westervelt Investment Realty, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 16th day of December, 2019.


Notary Public
My commission expires:

MY COMMISSION EXPIRES DEC. 12, 2021

EXHIBIT A

A parcel of land located in the Southwest one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 26 and the Southwest one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said Southwest one-fourth of the Southwest one-fourth of said Section 26 for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northeast corner of the Southeast one-fourth of the Southeast one-fourth of Section 27, said point also being the point of beginning. From this beginning point proceed North 89° 07' 20" West along the North boundary of the Southeast one-fourth of the Southeast one-fourth of Section 27 and along a yellow painted line for a distance of 1312.96 feet to a 4" x 4" concrete monument in place being the Northeast corner of the Southwest one-fourth of the Southeast one-fourth of said section; thence proceed South 00° 43' 45" West along the East boundary of said Southwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1311.31 feet to a 4" x 4" concrete monument in place, said point being the Southeast corner of said quarter-quarter section; thence proceed North 89° 04' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 42' 22" East along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1315.37 feet to a ½" rebar in place, said point being the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of said Section 27; thence proceed North 03° 59' 40" West along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1287.21 feet to a ½" rebar in place, said point being the Northwest corner of the Northwest one-fourth of the Southeast one-fourth; thence proceed North 88° 28' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1316.14 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of the Southeast one-fourth of the Northeast one-fourth; thence proceed North 00° 15' 38" East West boundary of said quarter-quarter section for a distance of 577.75 feet (set ½" rebar CA-0114-LS); thence proceed North 64° 40' 18" East for a distance of 211.49 feet to a ¾" rebar in place; thence proceed South 22° 41' 17" East for a distance of 424.17 feet to a ¾" rebar in place; thence proceed South 25° 24' 04" West for a distance of 158.35 feet to a ¾" rebar in place; thence proceed South 30° 08' 50" East for a distance of 853.32 feet to a ¾" rebar in place; thence proceed South 49° 36' 09" West for a distance of 215.86 feet to a ¾" rebar in place; thence proceed South 40° 23' 43" East for a distance of 360.07 feet to a ¾" rebar in place thence proceed North 43° 11' 28" East for a distance of 1077.11 feet (set ½" rebar CA-0114-LS); thence proceed South 38° 49' 51" East for a distance of 171.99 feet (set ½" rebar CA-0114-LS); thence proceed North 45° 59' 07" East along the South right-of-way of Cheshire Drive for a distance of 532.63 feet (set ½" rebar CA-0114-LS), said point being located on the North boundary of the Northwest one-fourth of the Southwest one-fourth of said Section 26; thence proceed North 88° 19' 30" East along the North boundary of the Northwest one fourth of

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the Southwest one-fourth, along North boundary of the Northeast one-fourth of the Southwest one-fourth and along the North boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 3478.23 feet to a point on the centerline of Clear Prong Creek (set ½" rebar CA-0114-LS on bank); thence proceed South 32° 32' 52" West along the centerline of said creek for a distance of 95.44 feet; thence proceed South 65° 29' 36" West along the centerline of said creek for a distance of 122.68 feet; thence proceed South 43° 50' 35" West along the centerline of said creek for a distance of 195.34 feet; thence proceed South 60° 43' 52" West along the centerline of said creek for a distance of 141.62 feet; thence proceed South 05° 29' 18" West along the centerline of said creek for a distance of 414.94 feet; thence proceed South 25° 38' 05" West along the centerline of said creek for a distance of 258.44 feet; thence proceed South 40° 29' 15" East along the centerline of said creek for a distance of 53.07 feet; thence proceed South 14° 53' 23" East along the centerline of said creek for a distance of 66.67 feet; thence proceed South 76° 26' 14" West along the centerline of said creek for a distance of 106.10 feet; thence proceed South 23° 55' 15" West along the centerline of said creek for a distance of 106.31 feet; thence proceed South 35° 30' 00" East along the centerline of said creek for a distance of 154.01 feet (set ½" rebar CA-0114-LS on bank of creek); thence proceed South 87° 53' 09" West along the South boundary of the Northwest one-fourth the Southeast one-fourth, the South boundary of the Northeast one-fourth of the Southwest one-fourth and along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 3514.94 feet to the point of beginning.

ALSO,

Commence at a ½" pipe in place being the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 39' 06" East along the East boundary of said quarter-quarter section for a distance of 1342.96 feet to a ½" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 52' 56" West along the South boundary of said quarter-quarter section, along the South boundary of the Northeast one-fourth of the Southwest one-fourth and along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 3961.54 feet to a ½" rebar in place (PLS#30819), said point being the Southwest corner of said Northwest one-fourth of the Southwest one-fourth of said Section 25; thence proceed South 87° 53' 09" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth and along the South boundary of the Northwest one-fourth of the Southeast one-fourth of Section 26 for a distance of 1804.18 feet to the centerline of Clear Prong Creek; thence proceed North 35° 30' 00" West along the centerline of said creek for a distance of 154.01 feet; thence proceed North 23° 55' 15" East along the centerline of said creek for a distance of 106.31 feet; thence proceed North 76° 26' 14" East along the centerline of said creek for a distance of 106.10 feet; thence proceed North 14° 53' 23" West along the centerline of said creek for a distance of 66.67 feet; thence proceed North 40° 29' 15" West along the centerline of said creek for a distance of 53.07 feet; thence proceed North 25° 38' 05" East along the centerline of said creek for a distance of 258.44 feet; thence proceed North 05° 29' 18" East along the centerline of said creek for a distance of 414.94 feet; thence proceed North 60° 43' 52" East along the centerline of said creek for a distance of 141.62 feet; thence proceed North 43° 50' 35" East along the centerline of said creek for a distance of 195.34 feet; thence proceed North 65° 29' 36" East along the centerline of said creek for a distance of 122.68 feet; thence proceed North 32° 32' 52" East along the centerline of said creek for a distance of 95.44 feet to a point on the South boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 26; thence proceed South 88° 19' 30" West along the South boundary of said

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Southeast one-fourth of the Northeast one-fourth, along the South boundary of the Southwest one-fourth of Northeast one-fourth, along the South boundary of the Southeast one-fourth of the Northwest one-fourth and along the South boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 26 for a distance of 3478.23 feet to a point on the Easterly right-of-way of Cheshire Drive (set ½" rebar CA-0114-LS); thence proceed South 45° 59' 07" West along the Easterly right-of-way of said Cheshire Drive for a distance of 532.63 feet (set ½" rebar CA-0114-LS); thence proceed North 38° 49' 51" West for a distance of 171.99 feet (set ½" rebar CA-0114-LS); thence proceed North 43° 11' 28" East for a distance of 80.67 feet ¾" rebar in place; thence proceed North 33° 08' 51" West for a distance of 653.53 feet to a ¾" rebar in place; thence proceed North 78° 50' 23" West for a distance of 427.09 feet to a ¾" rebar in place; thence proceed North 22° 44' 45" West for a distance of 453.14 feet to a 1" crimp pipe in place being a point on the Southerly boundary of the Colonial Pipeline clearing; thence proceed South 64° 40' 18" West along the Southerly boundary of the Colonial Pipeline clearing for a distance of 691.71 feet (set ½" rebar CA-0114-LS), said point being located on the West boundary of the Southeast one-fourth of the Northeast one-fourth of Section 27; thence proceed North 00° 15' 38" East along the West boundary of said quarter-quarter section for a distance of 511.57 feet to a 2" pipe in place; thence proceed North 04° 50' 56" East along the West boundary of said quarter - quarter section for a distance of 231.65 feet to a ½" rebar in place being the Northwest corner said Southeast one-fourth of the Northeast one-fourth of Section 27; thence proceed North 89° 46' 24" East along the North boundary of said quarter-quarter section for a distance of 661.88 feet to a ½" rebar in place; thence proceed North 89° 49' 56" East along the North boundary of said quarter-quarter section for a distance of 248.20 feet to a 1" rebar in place; thence proceed North 89° 47' 46" East along the North boundary of said quarter-quarter section for a distance of 216.98 feet to a 1" rebar in place; thence proceed North 87° 24' 24" East along the North boundary of said quarter-quarter section for a distance of 218.60 feet to a ½" rebar in place being the Northeast corner of said Southeast one-fourth of the Northeast one-fourth of said Section 27; thence proceed South 89° 39' 47" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 26 for a distance of 223.34 feet to a ½" rebar in place; thence proceed North 88° 14' 30" East along the North boundary of said quarter-quarter section for a distance of 35.82 feet to a ½" rebar in place; thence proceed North 88° 07' 30" East along the North boundary of said quarter-quarter section for a distance of 395.97 feet to a ½" rebar in place; thence proceed North 89° 27' 38" East along the North boundary of said quarter-quarter section for a distance of 700.77 feet to a 4" x 4" concrete monument in place being the Northeast corner of said Southwest one-fourth of the Northwest one-fourth of Section 26; thence proceed North 89° 27' 38" East along the North boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 26 for a distance of 455.24 feet to a point on the Easterly right-of-way of said Cheshire Drive; thence proceed South 09° 44' 34" West along the Easterly right-of-way of said road for a distance of 347.85 feet (set ½" rebar CA-0114-LS); thence proceed South 13° 37' 09" West along the Easterly right-of-way of said road for a distance of 118.16 feet (set ½" rebar CA-0114-LS); thence proceed South 28° 14' 56" West along the Easterly right-of-way of said road for a distance of 105.14 feet (set ½" rebar CA-0114-LS); thence proceed South 42° 50' 28" West along the Easterly right-of-way of said road for a distance of 150.16 feet (set ½" rebar CA-0114-LS); thence proceed South 44° 56' 10" West along the Easterly right-of-way of said road for a distance of 328.56 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 33' 14" West along the Easterly right-of-way of said road for a distance of 166.67 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 48' 03" East for a distance of 8077.72 feet (set ½" rebar CA-0114-LS) said point being located on the East boundary of the Southwest one-fourth of the Northeast one-fourth of Section 25; thence

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proceed South 00° 53' 37" East along the East boundary of said quarter-quarter section for a distance of 276.14 feet to the point of beginning,

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 25, the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, and the Southeast one-fourth of the Northeast one-fourth of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 01:09:16 PM
\$779.00 CHARITY
20191217000466810

Allie S. Bayl