

This instrument prepared by:

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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20191218000469820 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/18/2019 03:41:22 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **JSJF PROPERTIES I, LLC**, an Alabama limited liability company (hereinafter "**Grantor**"), does hereby grant, bargain, sell and convey unto **HANBURY PROPERTIES, LLC**, an Alabama limited liability company (hereinafter "**Grantee**"), the following real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

Subject to:

1. Taxes for the year 2019 and any subsequent years 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. 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.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my hand and seal this 18th day of December 2019.

GRANTOR:

JSJF PROPERTIES I, LLC

By: Smith Development & Management, LLC
As its: Authorized Member

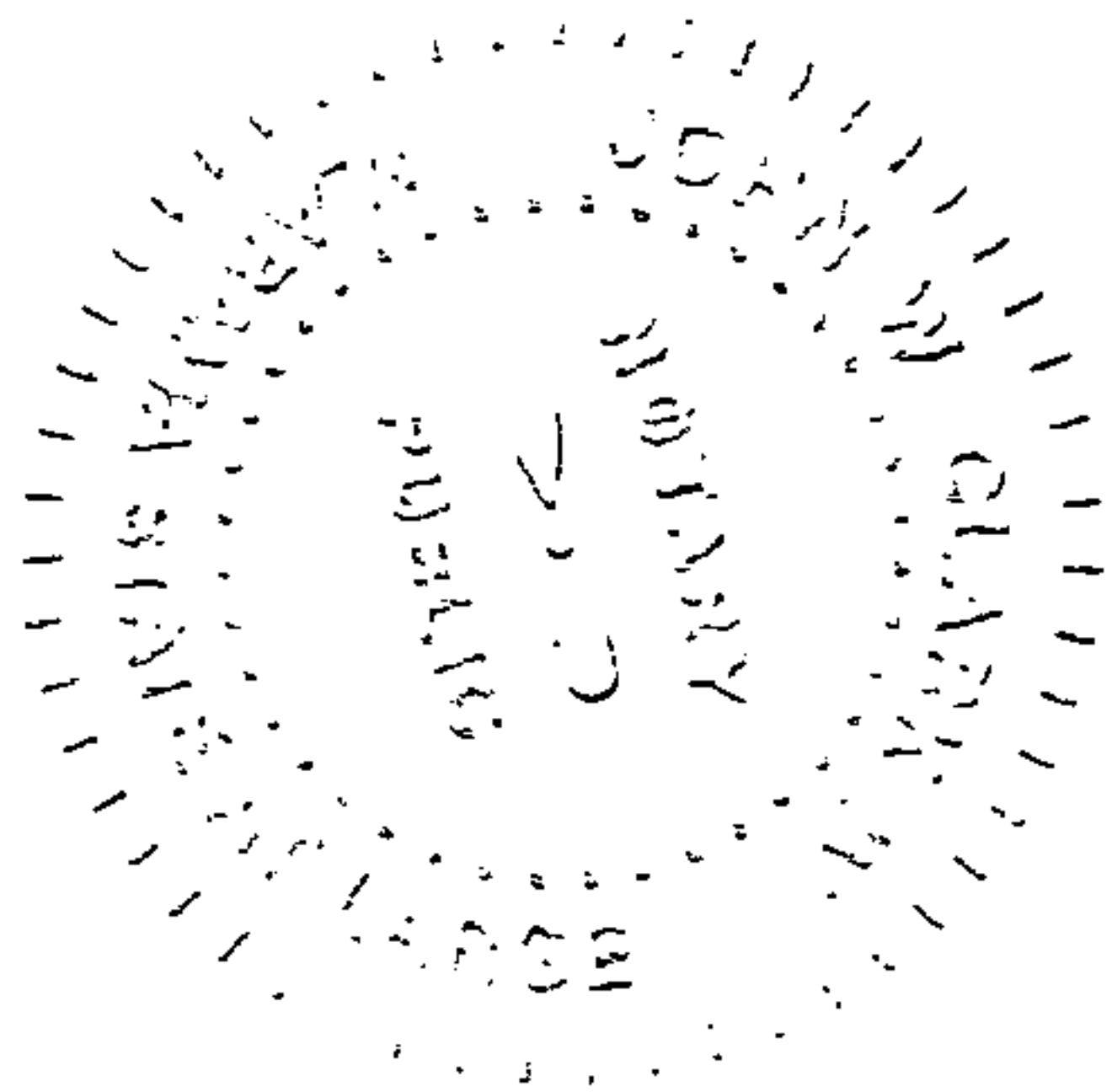

By: Jeffrey L. Smith
As its: Manager

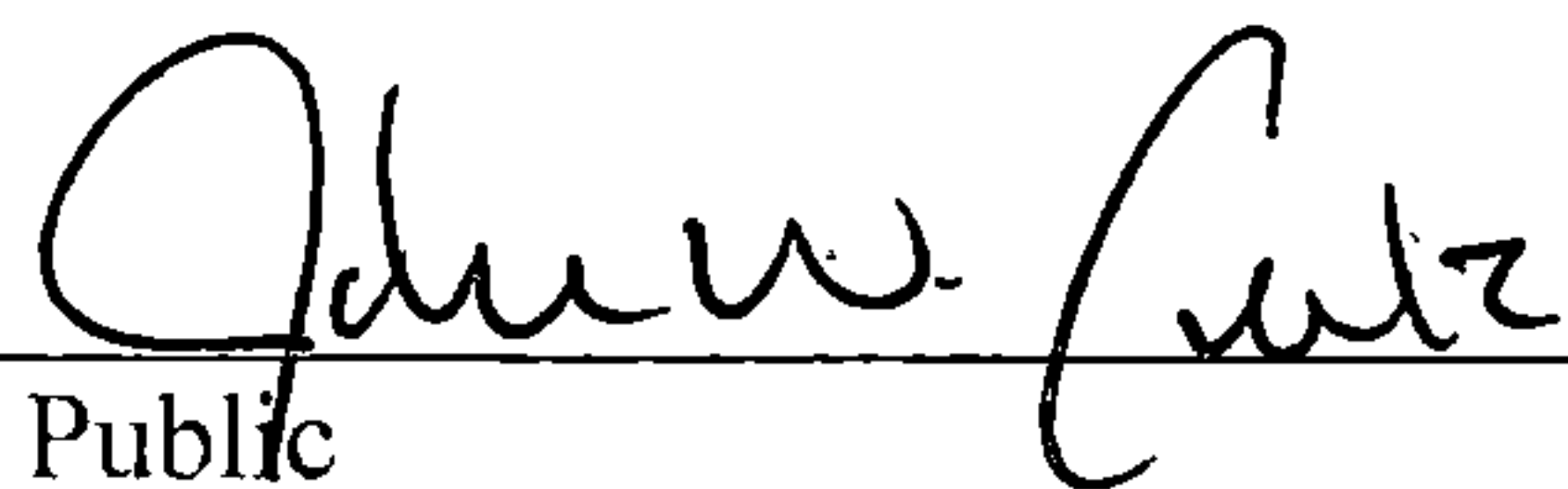

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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey L. Smith**, as the **Manager** of **Smith Development & Management, LLC**, an Alabama limited liability company, which is the **Authorized Member** of **JSJF Properties I, LLC**, an Alabama limited liability company, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed the contents of said document, he, as an officer and with full authority, executed the same voluntarily for and as the act of said company on the date below.

Subscribed and sworn to before me on this 18th day of December 2019.





Notary Public
My Commission Expires:

JOHN W. CLARK, IV Notary Public, Alabama State At Large My Commission Expires Nov. 18, 2022
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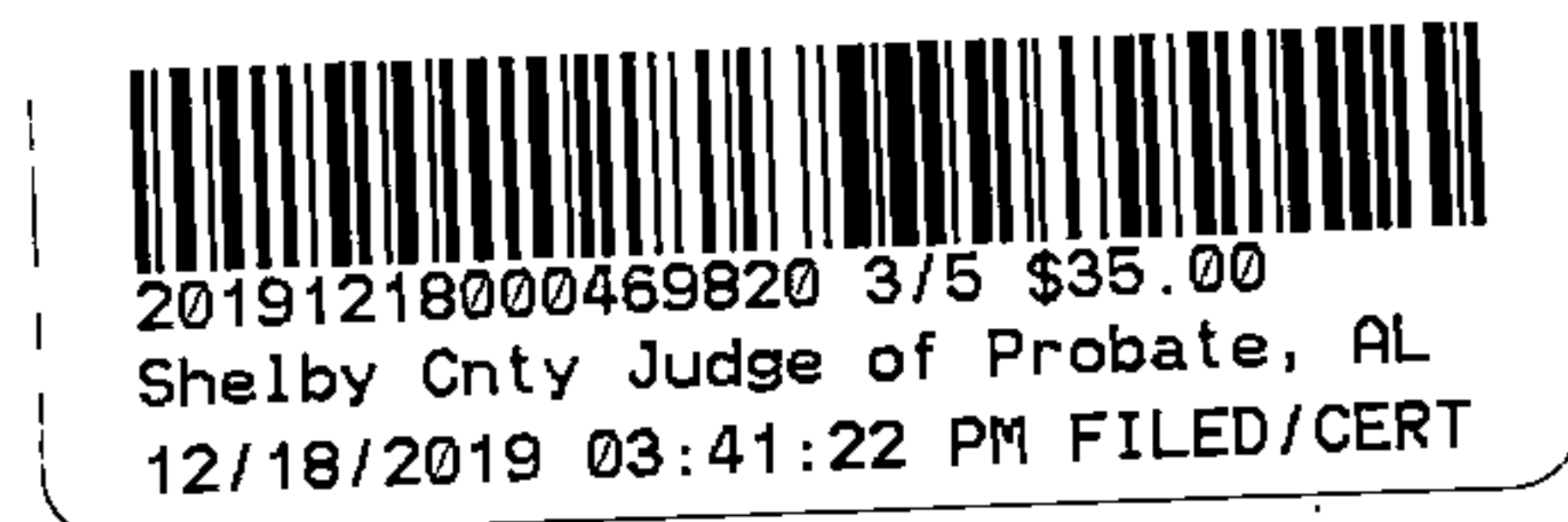


EXHIBIT A

Legal Description of Property

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; thence proceed North 27° 23' 11" East along the centerline of said creek for a distance of 116.82 feet; thence proceed North 03° 15' 05" West along the centerline of said creek for a distance of 77.86 feet; thence proceed North 22° 40' 16" West along the centerline of said creek for a distance of 144.50 feet; thence proceed North 88° 48' 03" East for a distance of 5173.13 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 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, and the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama and contains 205.23 acres


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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 JSJF Properties I, LLC
Mailing Address 17 N. 20th Street, Suite 300
Birmingham, Alabama 35203

Grantee's Name Hanbury Properties, LLC
Mailing Address 3572 Shandwick Place
Birmingham, Alabama 35242

Property Address Unimproved Land in or
around Westover, AL

Date of Sale 12/18/19
Total Purchase Price \$ 2,052,300.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 ☐ Appraisal
☐ Sales Contract ☒ Other purchase mortgage
☐ 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 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 12/18/19

☒ Unattested

(verified by)

Print John W. Clark IV (Agent of Grantor)

Sign

(Grantor/Grantee/Owner/Agent) circle one