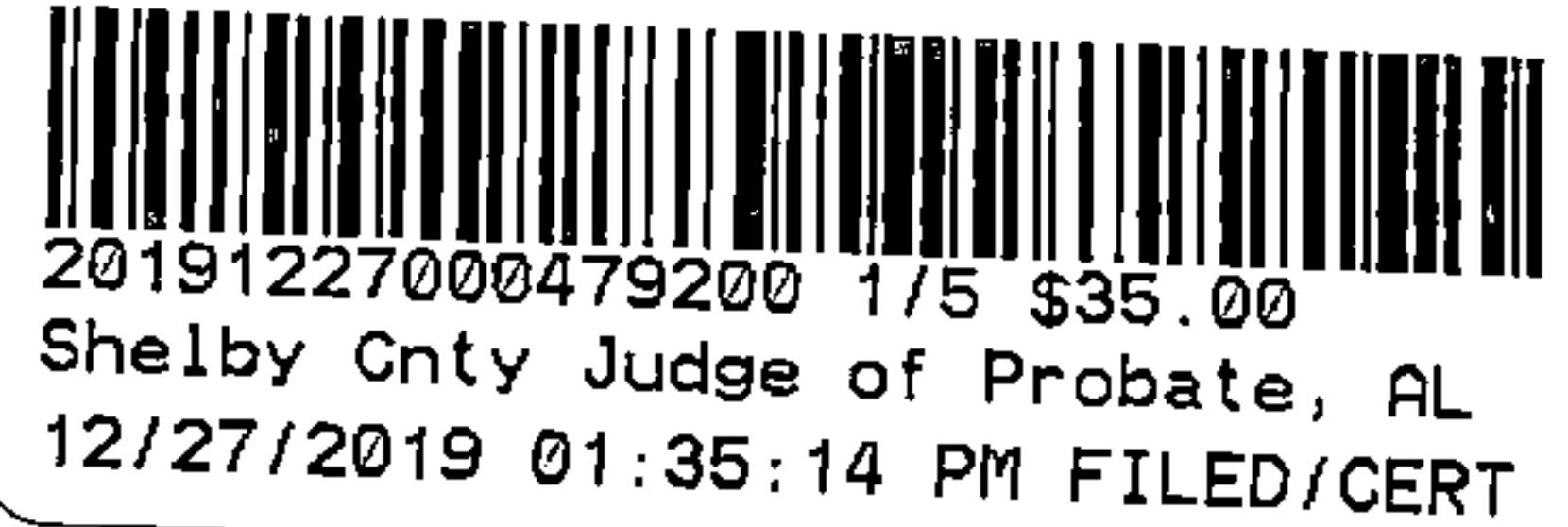




STATE OF ALABAMA)

SHELBY COUNTY)

Send Tax Notice to:
Transformation Ministries
100 Missionary Ridge Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **Jack Investment Partners, LLC**, an Alabama limited liability company (hereinafter referred to as the "**Grantor**"), in hand paid by **Transformation Ministries**, an Alabama non-profit corporation (hereinafter referred to as the "**Grantee**"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate in Exhibit A situated in Shelby County, Alabama.

Together with all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to all matters of record.

TO HAVE AND TO HOLD to the said Grantee forever.

The Grantor hereby covenants and agrees with Grantee, his heirs and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

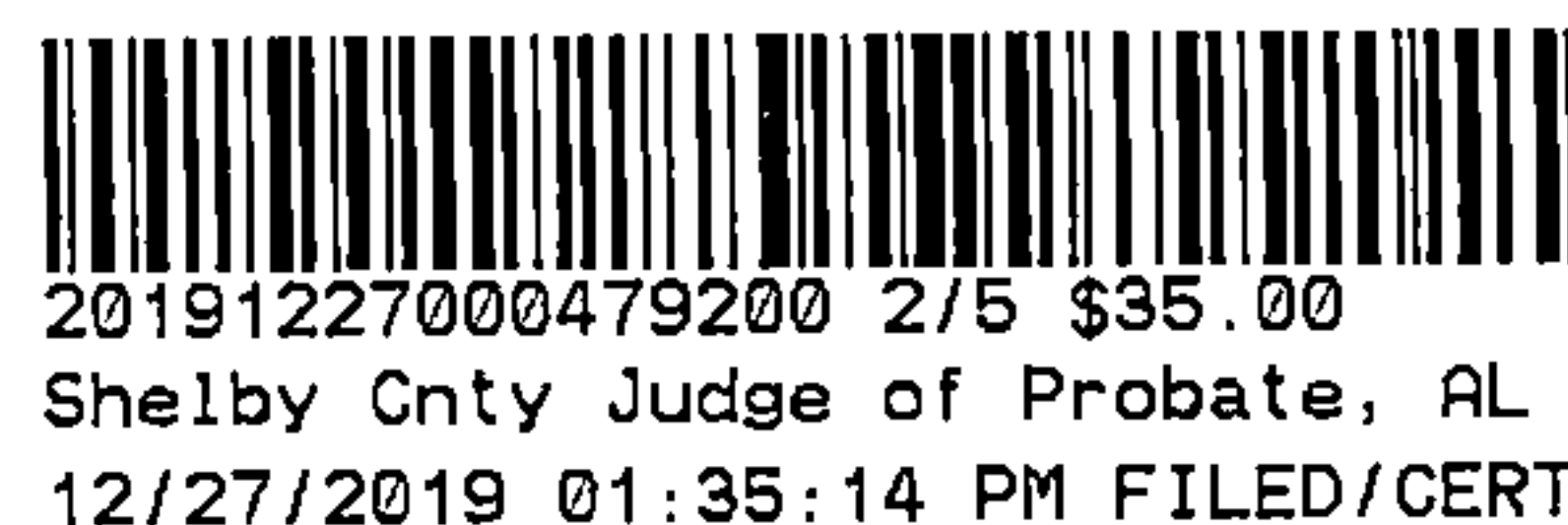
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Jack Investment Partners, LLC	Transformation Ministries
1500 Research Drive	100 Missionary Ridge Drive
Birmingham, Alabama 35242	Birmingham, Alabama 35242

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 27th day of December, 2019.

Jack Investment Partners, LLC

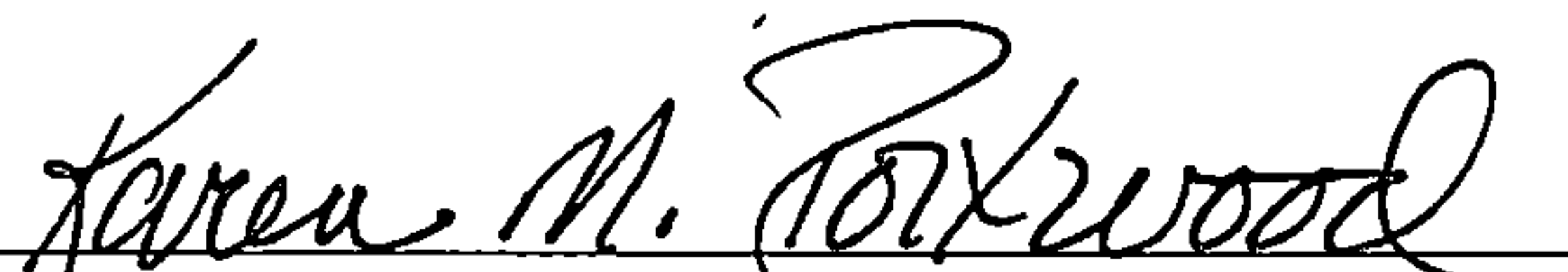
By 
William D. Brogdon
Manager

STATE OF ALABAMA)
SHELBY COUNTY)



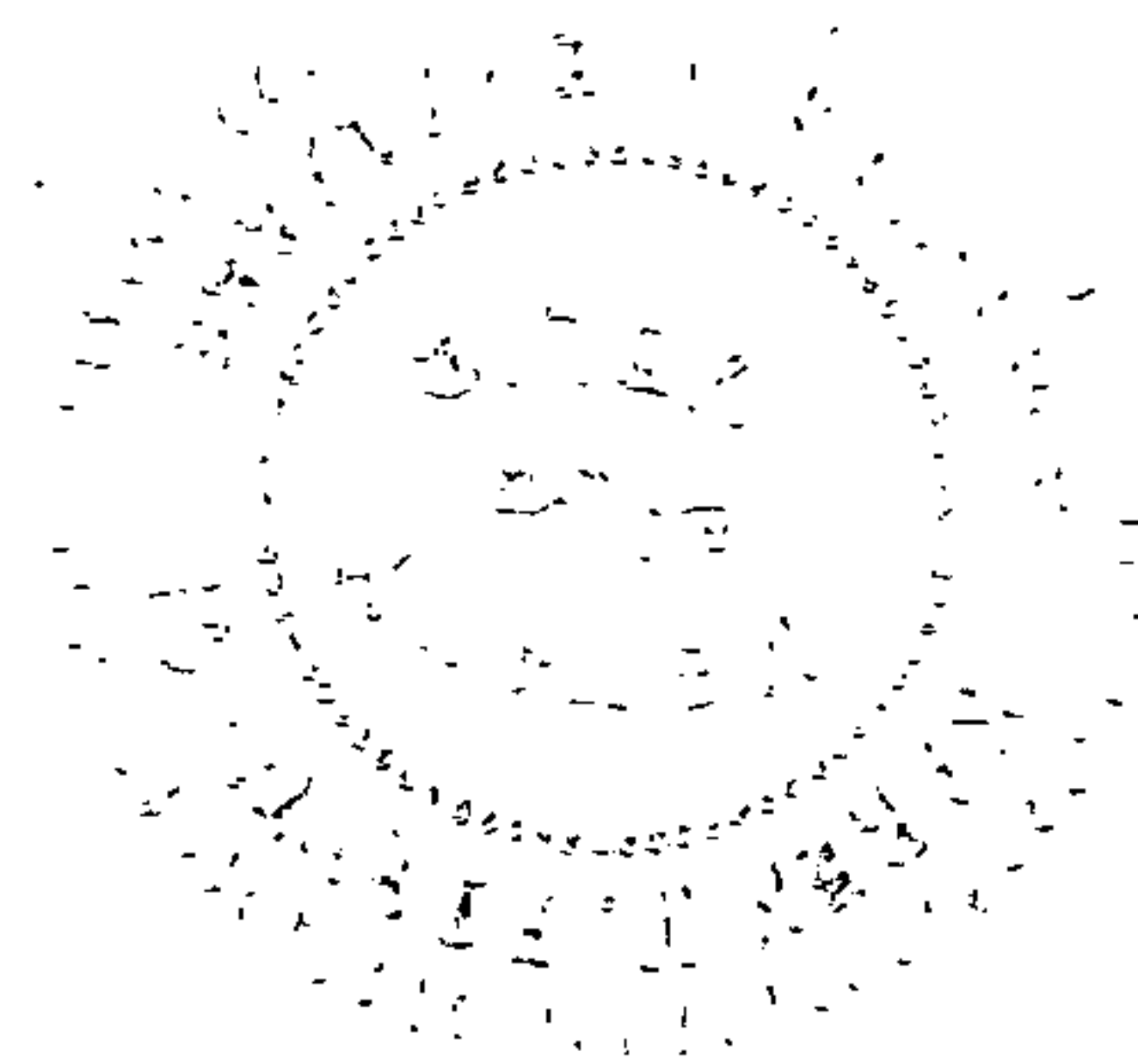
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Brogdon, whose name is signed to the foregoing Statutory Warranty Deed as Manager of Jack Investment Partners, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, as such Manager and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal, this the 27th day of DECEMBER, 2019.


Notary Public
My Commission Expires: August 8, 2023

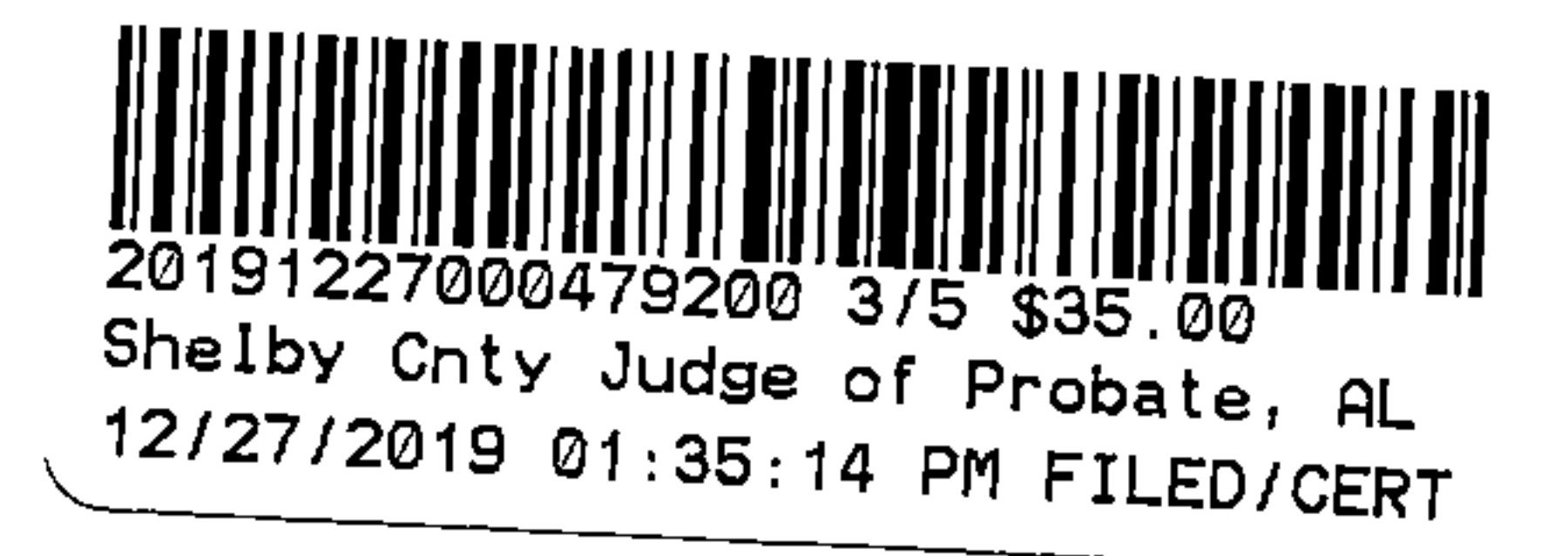
This Instrument Prepared By:

Tom Ansley
Sirote & Permutt, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Property Address:	(Off) U.S. Highway 31 Calera, Alabama 35040
Date of Sale:	December __, 2019
Appraisal Value:	\$2,653,000.00
Market Value can be verified in:	☐ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☒ Draft Appraisal. Final Due in January 2020

- Remainder of Page Intentionally Left Blank -



PARCEL NO. 1: Commence at a 5/8" capped rebar (Survconn) being the Northeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama; thence proceed South 89° 05' 31" West along the North boundary of said quarter-quarter section for a distance of 470.55 feet to a 1/2" rebar in place; thence proceed South 88° 37' 54" West along the North boundary of said quarter-quarter section for a distance of 685.16 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 88° 37' 54" West along the North boundary of said quarter-quarter section for a distance 149.42 feet to a 2" pipe in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of said section; thence proceed South 00° 29' 02" East along the East boundary of said quarter-quarter section for a distance of 1330.56 feet to a 1 1/2" solid iron bar; thence proceed South 00° 28' 33" East along the East boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 664.86 feet to a 5/8" capped rebar in place (Survconn); thence proceed South 00° 28' 54" East along the East boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 665.34 feet to a 5/8" capped rebar in place (Survconn); thence proceed South 89° 50' 54" West along the South boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 1322.06 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 02' 38" West along South boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 663.48 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00° 42' 05" West along the West boundary of the East one-half of said Northeast one-fourth of the Southwest one-fourth for a distance of 1322.32 feet to a 5/8" capped rebar in place (Carr); thence proceed South 87° 26' 05" East along the North boundary of said quarter-quarter section for a distance of 538.79 feet to a 2" capped pipe being located on a red painted line and wire fence; thence proceed North 88° 09' 42" East along the 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 785.25 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00° 28' 15" West for a distance of 659.46 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 20' 14" West for a distance of 778.89 feet (set 1/2" rebar CA-0114-LS) being located on a red painted line and wire fence; thence proceed North 00° 03' 00" East for a distance of 2020.82 feet (set 1/2" rebar CA-0114-LS) to a point on the North boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 10; thence proceed North 89° 19' 30" East along the North boundary of said quarter-quarter section for a distance of 85.52 feet to a 1/2" rebar in place being the Northwest corner of the Northwest one-fourth of the Northeast one-fourth; thence proceed North 89° 12' 55" East along the North boundary of said quarter-quarter section for a distance of 1072.79 feet (set 1/2" rebar CA-0114-LS); thence proceed South 00° 28' 34" East for a distance of 227.28 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 31' 26" West for a distance of 10.05 feet (set 1/2" rebar CA-0114-LS); thence proceed South 00° 28' 34" East for a distance of 125.02 feet (set 1/2" rebar CA-0114-LS); thence proceed South 05° 04' 17" West for a distance of 101.12 feet (set 1/2" rebar CA-0114-LS); thence proceed North 75° 20' 24" East for a distance of 46.00 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 53' 36" East for a distance of 250.00 feet (set 1/2" rebar CA-0114-LS); thence proceed South 73° 12' 39" West for a distance of 8.20 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 39' 36" East for a distance of 149.70 feet (set 1/2" rebar CA-0114-LS); thence proceed North 75° 20' 24" East for a distance of 24.59 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 39' 36" East for a distance of 100.00 feet (set 1/2" rebar CA-0114-LS); thence proceed North 75° 20' 24" East for a distance of 5.90 feet (set 1/2" rebar CA-0114-LS); thence proceed South 14° 39' 36" East for a distance of 100.00 feet (set 1/2" rebar CA-0114-LS); thence proceed South 75° 20' 24" West for a distance of 26.55 feet (set 1/2" rebar CA-

0114-LS); thence proceed South 11° 23' 48" East for a distance of 161.58 feet (set ½" rebar CA-0114-LS); thence proceed North 85° 04' 01" East for a distance of 160.02 feet (set ½" rebar CA-0114-LS); thence proceed South 20° 29' 53" East for a distance of 175.18 feet (set ½" rebar CA-0114-LS) to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Northeast 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, the Northwest one-fourth of the Southeast one-fourth, and the Northeast one-fourth of the Southwest one-fourth of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama and contains 131.53 acres.


20191227000479200 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/27/2019 01:35:14 PM FILED/CERT