

Send tax notice to:
King Family Holdings, LLC
c/o Mike King
437 Hillside Avenue
Westfield, NJ 07090

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, James L. King ("James") died on July 23, 2013, and his Last Will and Testament was admitted to probate in Shelby County Probate Court on January, 24, 2014 Case No. PR-2014-000010 and said Court issued Letters Testamentary to Rose Marie King; and

WHEREAS, Rose Marie King was named as Trustee of the Family Trust created under James' Will (the "Family Trust") and she served as such Trustee until her death on April 18, 2019; and

WHEREAS, James S. King, Michael A. King and Chris S. King are the successor trustees of the Family Trust; and

WHEREAS, the Family Trust owned the hereinafter described real property ("the Property") at the date of Rose's death; and

WHEREAS, the terms of the Family Trust provide that upon the death of Rose, the Family Trust apportions into equal shares for James S. King, Michael A. King, Kathy King Dunbar, Chris S. King and Lara King Bell (the "beneficiaries"), and such shares are to be transferred and paid over to each of said beneficiaries at such time; and

WHEREAS, the beneficiaries are desirous of conveying their interests in the Property to an Alabama limited liability company in which they have an equal ownership interest.

NOW THEREFORE, in consideration of the above recitals and the authority contained in Family Trust, the undersigned Grantors, James S. King, a married man, individually and as co-trustee of the Family Trust; Michael A. King, a married man, individually and as co-trustee of the Family Trust; Chris S. King, a married man, individually and as co-trustee of the Family Trust; Kathy King Dunbar, a married woman; and Lara King Bell, a married woman, individually and as applicable in the fiduciary capacities above described, do grant, bargain, sell and convey unto King Family Holdings, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor"), all of their interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SOURCE OF TITLE: Instrument No. 20180802000275040

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

This instrument is executed by the Grantors solely in their individual and, as applicable in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their representative capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein.

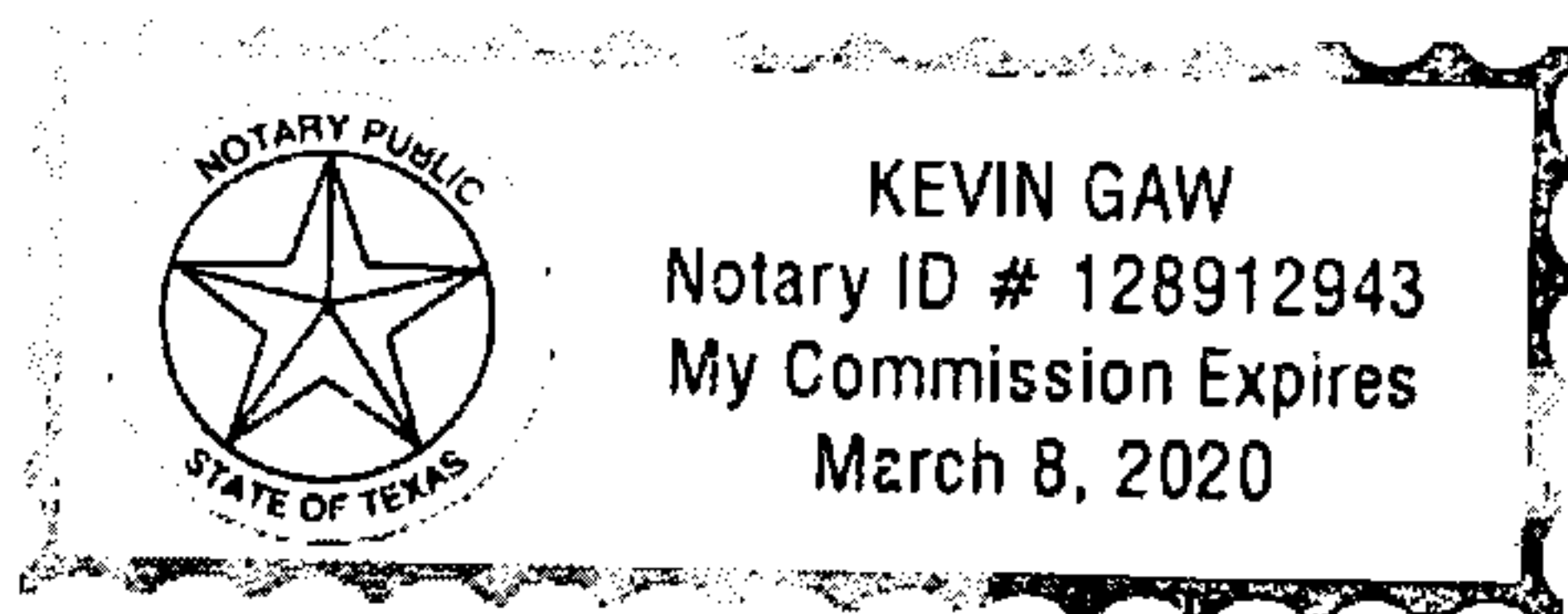
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on
December 19, 2019.

James S. King

James S. King, a married man, individually and as co-trustee of the Family Trust created under the Last Will and Testament of James L. King, deceased

I, the undersigned authority, a Notary Public in and for the County of Harris, State of Texas, hereby certify that James S. King, a married man, individually and as co-trustee of the Family Trust, whose name 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, he, individually and in said capacity, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on December 17, 2019.

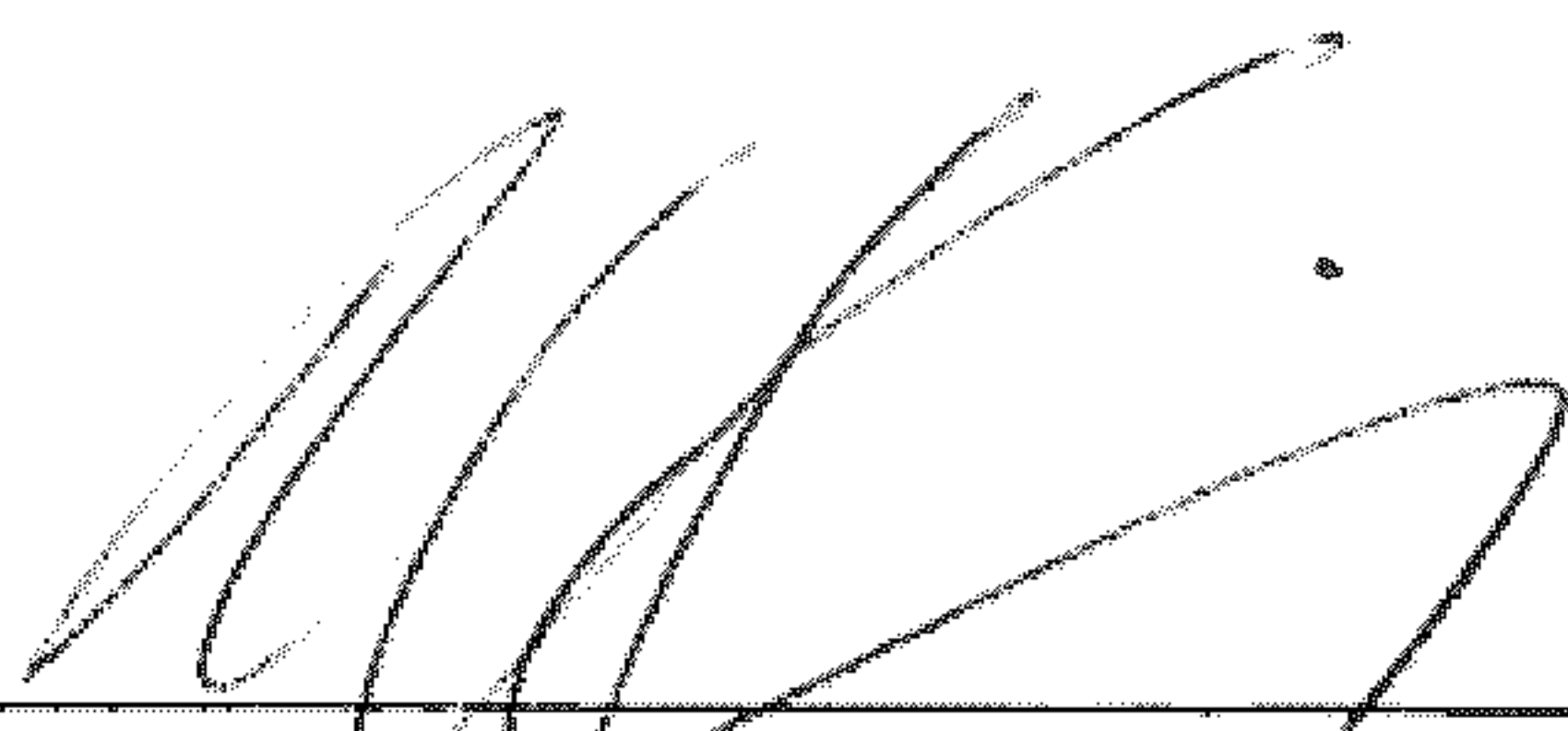


(NOTARY SEAL)

Kevin Gaw
Notary Public

Kevin Gaw
Printed Name

My Commission Expires: 03/08/2020


Michael A. King, a married man, individually
and as co-trustee of the Family Trust created
under the Last Will and Testament of James L.
King, deceased

I, the undersigned authority, a Notary Public in and for the County of
Union, State of New Jersey, hereby certify that Michael A. King, a married
man, individually and as co-trustee of the Family Trust, whose name 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, he, individually and in said
capacity, with full authority, executed the same voluntarily on the day the same bears
date.

Given under my hand on Dec 19, 2019.


Notary Public
LINDA C PARRELLA
Printed Name

(NOTARY SEAL)

My Commission Expires: Sept 7 2022

LINDA C PARRELLA Notary Public State of New Jersey My Commission Expires Sept. 07, 2022

Chris S King

Chris S. King, a married man, individually and as co-trustee of the Family Trust created under the Last Will and Testament of James L. King, deceased

I, the undersigned authority, a Notary Public in and for the County of Butler, State of Ohio, hereby certify that Chris S. King, a married man, individually and as co-trustee of the Family Trust, whose name 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, he, individually and in said capacity, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on December 16, 2019.

[Signature]

Notary Public

DON C. MORNER

Printed Name

(NOTARY SEAL)

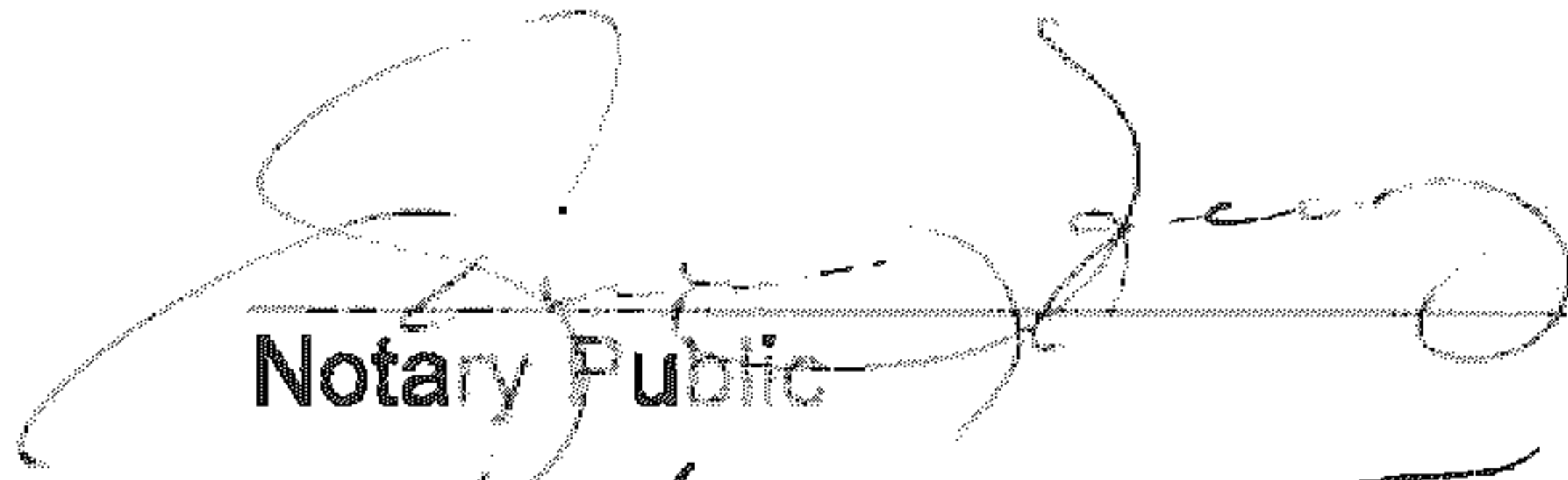
My Commission Expires DON C. MORNER
NOTARY PUBLIC, STATE OF OHIO
BUTLER COUNTY
My Commission Expires 8/9/2022




Kathy King Dunbar a married woman

I, the undersigned authority, a Notary Public in and for the County of Greenville, State of South Carolina, hereby certify Kathy King Dunbar, a married woman, whose name 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 executed the same voluntarily on the day the same bears date.

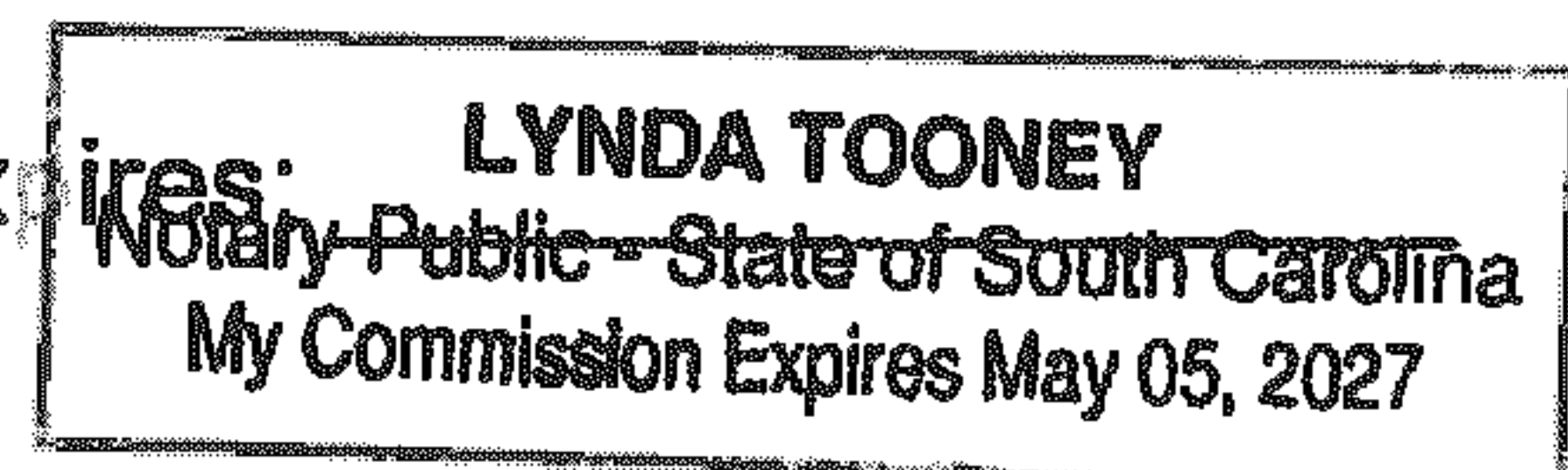
Given under my hand on December 16, 2019.


Notary Public

Lynda Tooney
Printed Name

(NOTARY SEAL)

My Commission Expires:



Lara King Bell

Lara King Bell, a married woman

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify Lara King Bell, a married woman, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand on December 19, 2019.

Rebekah T Mize

Notary Public

Rebekah T Mize

Printed Name

My Commission Expires: 9-30-2022

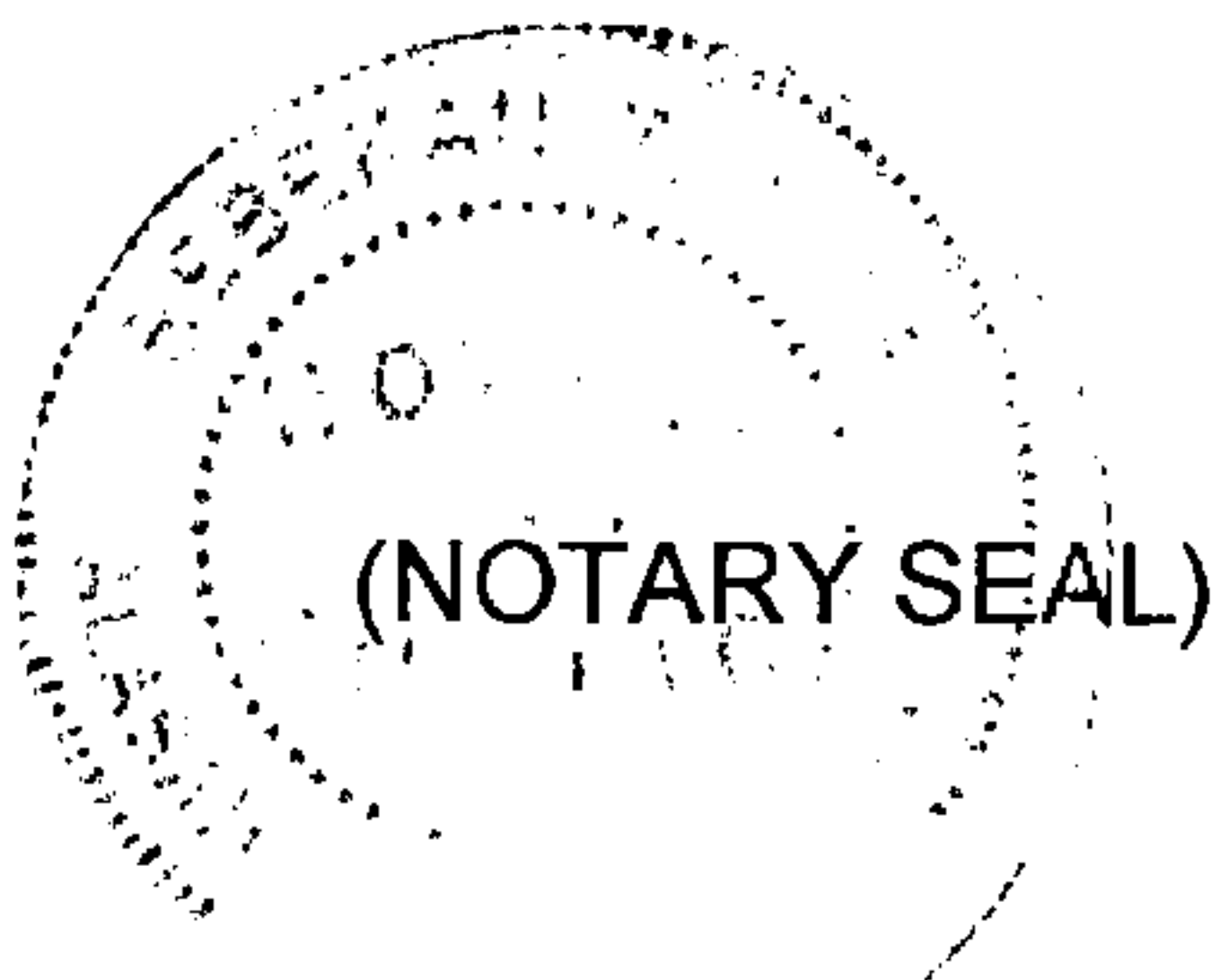


EXHIBIT "A"

PARCEL ONE – Kings Meadow

The entire survey of King's Meadow Subdivision, First Sector, as recorded in Map Book 9, Page 167, and amended in Map Book 10, page 12, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT Lots 5, 6, 7 and 11 of said subdivision.

ALSO: The entire survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.

PARCEL TWO – King Charles Court

Beg NE Cor Lot 91 Kingwood Sub 3rd Add MB7 P26 E20 S145 W100 alg n row King Charles Court ne161.6 TO POB. Sec 26 T20S R03W S6 T20S R03W dim 100.00 X 145.00

PARCEL THREE –Kingwood

A tract of land situated in the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 26, Township 20 South, Range 3 West, Shelby County Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southwest ¼ of the Northeast ¼ of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said ¼-¼ section a distance of 118.72 feet to a point; thence turn an interior angle of 60°02'05" and run to the right in a Southwesterly direction a distance of 36.02 feet to a point; thence turn an interior angle of 270°00'00" and run to the left in a Southeasterly direction a distance of 230.00 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southwesterly direction a distance of 3.83 to the PC of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of 2°38'41" and a radius of 700.00 feet a distance of 32.31 feet to a point on the curve; thence turn an interior angle of 270°00'00" (angle measured from tangent) and run to the left in a Southeasterly direction a distance of 139.40 feet to a point; thence turn an interior angle of 87°21'19" and run to the right in a Southwesterly direction a distance of 50.00 feet to a point; thence turn an interior angle of 198°12'01" and run to the left in a Southwesterly direction a distance of 174.30 feet to a point; thence turn an interior angle of 101°46'55" and run to the right in a Westerly direction a distance of 335.38 feet to a point on the West line of the Southwest ¼ of the Northeast ¼ of Section 26; thence turn an interior angle of 91°19'00" and run to the right in a Northerly direction along the West line of said ¼-¼ section a distance of 108.70 feet to a point; thence turn an interior angle of 296°42'00" and run to the left in a Southwesterly direction a distance of 87.06 feet to the Easternmost corner of Lot 55, Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an

interior angle of 71°30'52" and run to the right in a Northerly direction along the East line of said Lot 55 a distance of 245.58 feet to the Northeast corner of said Lot 55; thence turn an interior angle of 260°27'08" and run to the left in a Westerly direction along the North line of said Lot 55 a distance of 28.86 feet to the Southeast corner of Lot 57, Kingwood, Second Addition; thence turn an interior angle of 60°02'05" and run to the right in a Northeasterly direction along the Southeast line of said Lot 57 a distance of 168.06 feet to the Northeast corner of said Lot 57, said point being on the North line of the Southeast ¼ of the Northwest ¼ of Section 26; thence turn an interior angle of 119°57'55" and run to the right in an Easterly direction along the North line of said ¼-¼ section a distance of 54.43 feet to the point of beginning; containing 3.905 acres, more or less.

PARCEL FOUR – Grady/Alta Property

The SW1/4 of the NE1/4 of the N1/2 of the NW1/4 of the SE1/4 all in Section 26, Township 20 South, Range 3 West.

Also the South 785 feet of the NW1/4 of NE1/4 of Section 26, Township 20 South, Range 3 West.

Also a tract of land located partly in the NE1/4 of SW1/4, the SE1/4 of NW1/4, the NE1/4 of NW1/4, all in Section 26, Township 20 South, Range 3 West, more particularly described as follows:

Begin at the SE corner of the NE1/4 of SW1/4 of Section 26, Township 20 South, Range 3 West, thence West along the south line of last mentioned quarter-quarter section a distance of 433.26 feet; thence 88 deg. 34 min. right in a northerly direction a distance of 2001.24 feet; thence 88 deg. 32 min. left 101.63 feet; thence 88 deg. 32 min. right in a northerly direction a distance of 1445 feet; thence 91 deg. 29 min. right in an easterly direction 542.87 feet, to the east line of the west half of said section; thence 86 deg. 39 min. right in a southerly direction along the east line of the West half of said section 3445.86 feet to the point of beginning.

The above property is the same real estate acquired by Grady H. King and wife, Alta J. King, from Ira L. King and wife, Margaret S. King, by survivorship deed dated March 31, 1972 and recorded in Book 273, Page 591, in the Office of the Judge of Probate of Shelby County, Alabama. James L. King obtained full ownership of the property having survived his parents, Grady H. King and Alta J. King and his only sibling, Elaine King. Grady H. King's Last Will and Testament was filed in the Office of the Judge of Probate of Shelby County in 1981 and is identified as Case No. 22-51. Alta J. King's Last Will and Testament was filed in the Office of the Judge of Probate of Shelby County in 1986 and is identified as Case No. 26-66. Elaine King, who died intestate in 2011, was not married and had no children. There was no administration of Elaine King's Estate.

PARCEL FIVE – King/Farmer Property

An undivided one-half (1/2) interest in and to the following:

A tract of land situated in the NW ¼ of the SE ¼, Section 26, Township 20 South, Range 3 West, described as follows:

Commence at the SW corner of said ¼ ¼ section and run North 0 degrees 42 minutes 26 seconds East along west line of said ¼ ¼ section 48.72 feet to the Northerly right of way of a county road and the point of beginning; thence continue along last described course 121.28 feet; thence South 87 degrees 53 minutes 10 seconds East and run 120.34 feet; thence North 20 degrees 01 minutes 16 seconds East and run 73.54 feet; thence South 87 degrees 53 minutes 10 seconds East and run 150.0 feet; thence South 20 degrees 01 minutes 16 seconds West and run 73.74 feet; thence South 87 degrees 53 minutes 10 seconds East and run 44.66 feet; thence South 0 degrees 42 minutes 26 seconds West and run 152.59 feet to the Northerly right of way of a county road; thence North 82 degrees 13 minutes 28 seconds West and run 317.32 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL SIX – Grady King Property

BEG INT W RW UNNAMED RD & N/LSE ¼ OF NW ¼ RUN W ALG N/L 222 S 720 ELY 150 NELY 155.04 NELY 115.47 NLY 115 ELY 65 NLY 188 NWLY 237 TO NW RW SD RD NELY ALG R/W TO POB



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2020 02:27:18 PM
\$56.00 JESSICA
20200512000187240

Alvin S. Beal

20200512000187240 05/12/2020 02:27:18 PM TRSTDEED
11/11

Real Estate Sales Validation Form

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

Grantor's Name Michael A. King, co-trustee
Mailing Address 437 Hillside Avenue
Westfield, MJ 07090

Grantee's Name King Family Holdings, LLC
Mailing Address c/o Michael A. King
437 Hillside Avenue
Westfield, MJ 07090

Property Address Pcl IDs: 137262001005.016;
137261001003.001;
137262001005.000;
137261001008.067
137264001011.000; and
136232001007.000

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 134,000.00

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 12-19-19

Print Michael A. King, co-trustee

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1