

SEND TAX NOTICES TO:

JAM JAR LLC
4640 AL Hwy 25
Montevallo, AL 35715

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Million, One Hundred Thousand Dollars (\$1,100,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MOORE OIL CO., INC., an Alabama corporation (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto JAM JAR LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

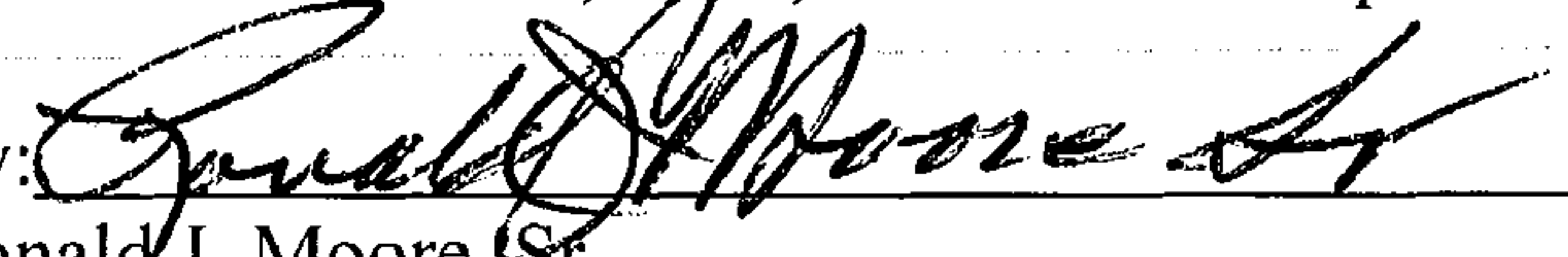
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself, and its heirs, executors, successors and assigns, covenant with said Grantee, its heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15th day of July, 2020.

MOORE OIL CO., INC., *an Alabama corporation*

By: 
Ronald J. Moore, Sr.
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Moore, Sr., whose name as President of MOORE OIL CO., INC., a corporation, 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 15 day of July, 2020.


NOTARY PUBLIC

My Commission Expires: 6/17/23

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Jonathan E. Raulston
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

JONATHAN ELLIOTT RAULSTON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 17, 2023

EXHIBIT "A"

DESCRIPTION OF REAL ESTATE

Part of the NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows:

Beginning at the Northeast corner of Lot 16 of Fancher Subdivision as recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama; and run thence Northerly along the West line of Hick's Street a distance of 320.31 feet to a point on the intersection point of said Hick's Street and Alabama Highway No. 25; thence turn 82° 46' left and run Northwesterly along the South right of way line of said Highway #25 a distance of 150.0 feet to a point; thence turn 97° 14' left and run Southerly a distance of 327.31 feet to the Northwest corner of said Lot 16 of said Fancher Subdivision; thence turn 82° 46' left and run Easterly along the North line of said Lot 16 a distance of 150.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and Except:

1. Any part of the Land lying within the right of way of a public road.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 231, Page 327 and Volume 92, Page 62.
3. Right of Way as set out in instrument(s) recorded in Book 361, Page 293.
4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 199, Page 429.
5. Decree of Condemnation as recorded in Book 372, Page 402.
6. Rights of interested parties under outstanding unrecorded leases.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2020 12:04:40 PM
\$32.00 CHARITY
20200827000376110

20200827000376110 08/27/2020 12:04:40 PM DEEDS 4/4

Allie S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name MOORE OIL CO., INC.
Mailing Address 1800 Center Point Pkwy
Birmingham, AL 35215

Grantee's Name JAM JAR, LLC
Mailing Address 4640 AL Hwy 25
Montevallo, AL 35715

Property Address 4640 AL Hwy 25
Montevallo, AL 35715

Date of Sale July 15, 2020
Total Purchase Price \$ 1,100,000.00
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 7/15/2020

☐ Unattested

C. R. Bayl
(verified by)

Print MOORE OIL CO., INC.

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1