

This instrument prepared by:

J. Corbitt Tate
Balch & Bingham, LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203

Send Tax Notices To:

Tortorigi Development, LLC
Attn: Joseph Tortorigi
3801 Mary Taylor Road
Birmingham, AL 35235

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration to the undersigned GRANTOR, **F & J PARTNERSHIP**, an unincorporated general partnership (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **TORTORIGI DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to wit:

Parcels 9 and 10, according to the Survey of Tanyard Branch Estates, as recorded in Map Book 30, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO those matters set forth on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, its successors and assigns **FOREVER**.

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

Grantor's Names and Mailing Addresses:

F&J Partnership
Attn: Alexander W. Jones, Jr.
1210 Financial Center
505 N. 20th Street
Birmingham, AL 35203

Grantee's Name and Mailing Address:

Tortorigi Development, LLC
Attn: Joseph Tortorigi
3801 Mary Taylor Road
Birmingham, AL 35235

Property Address: Parcels 9 and 10, Survey of Tanyard Branch Estates, Shelby County, AL

Purchase Price: \$334,656.00

The Purchase Price of the Property can be verified by the Closing Statement.

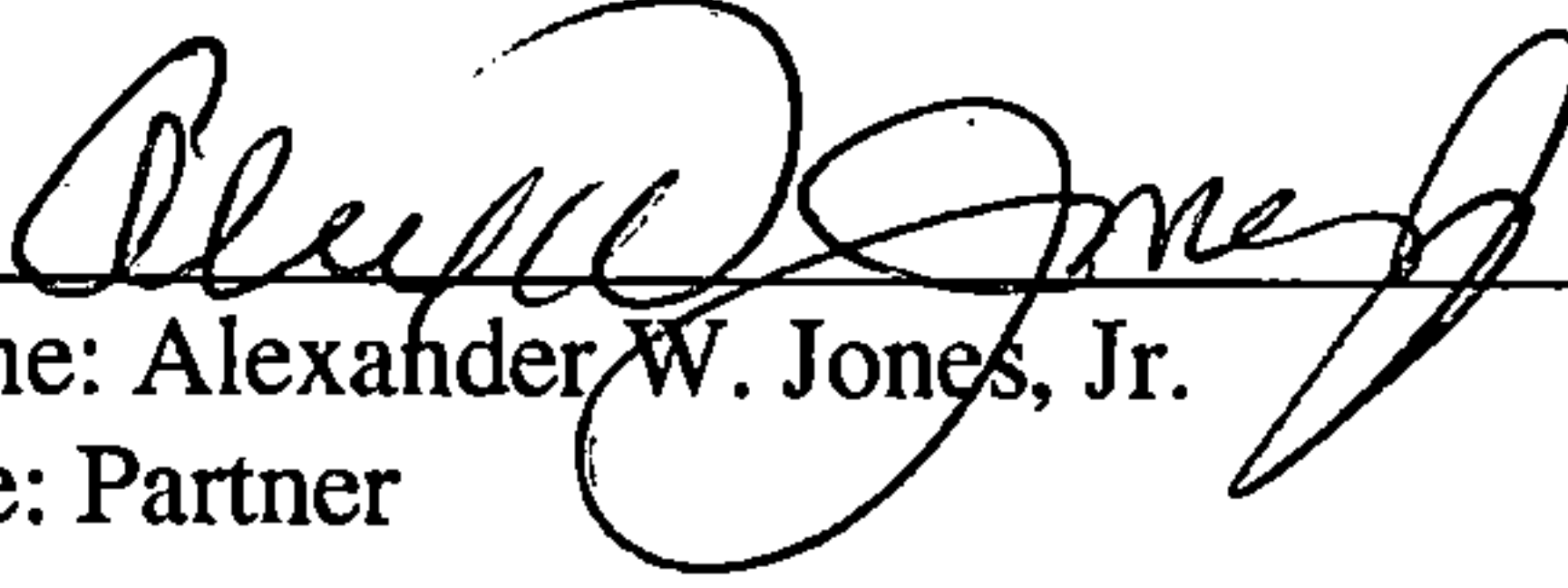
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 20th day of November, 2020.



20201201000548010 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
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GRANTOR:

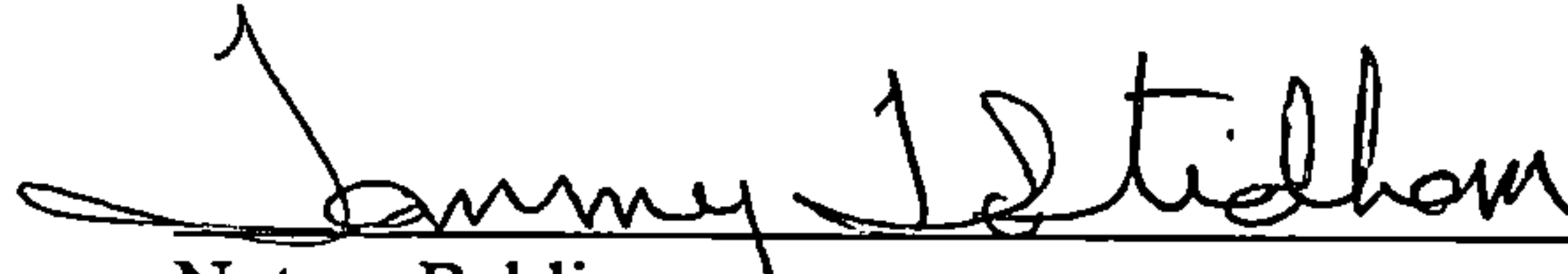
F & J PARTNERSHIP,
an unincorporated general partnership

By: 
Name: Alexander W. Jones, Jr.
Title: Partner

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said State, hereby certify that Alexander W. Jones, Jr., whose name as Partner of **F & J Partnership**, an unincorporated general partnership, 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 this instrument, he, as such partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand this the 19th day of November, 2020.


Notary Public
My Commission Expires: 5/11/2021

(NOTARIAL SEAL)

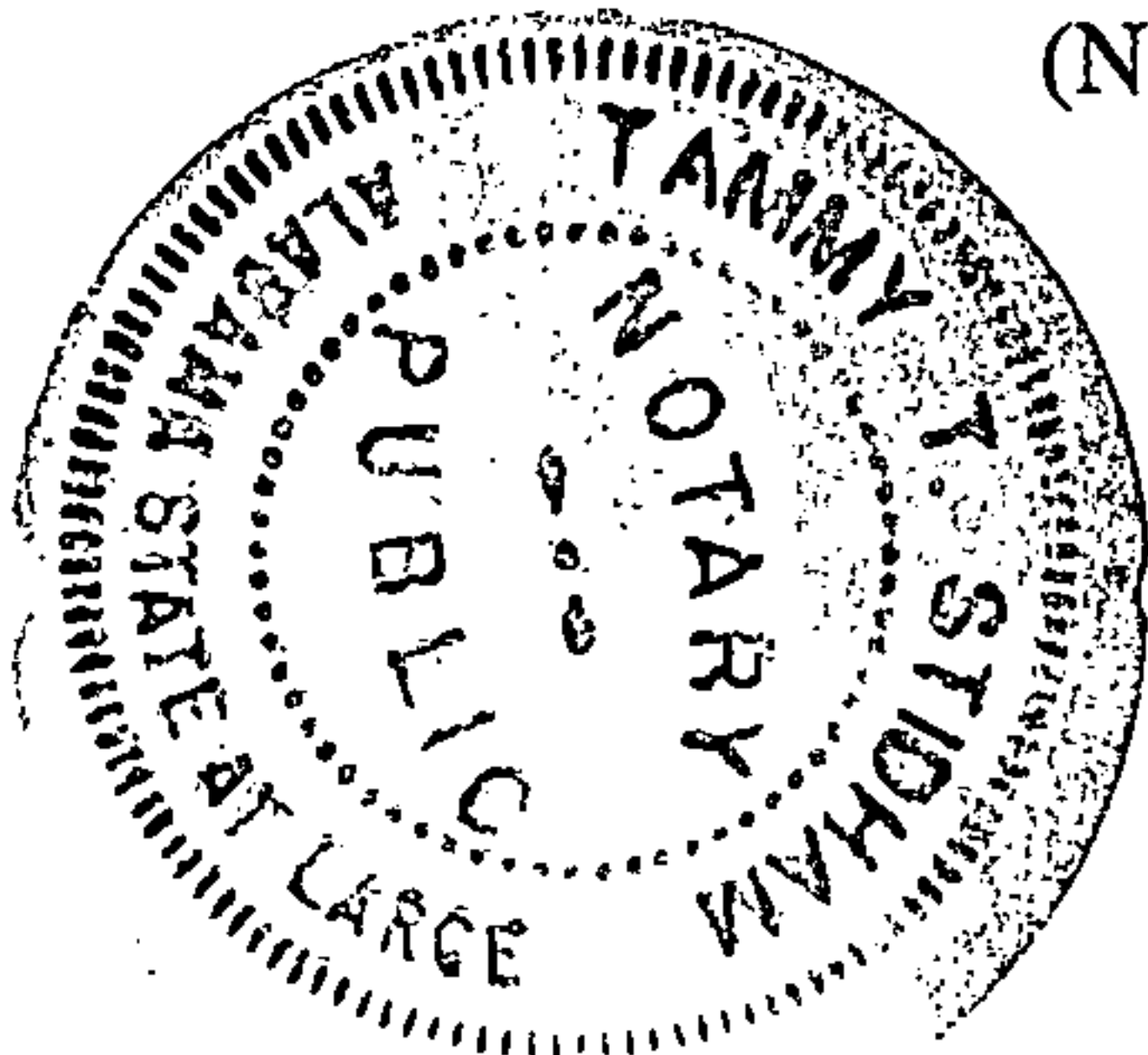


Exhibit "A"
Permitted Exceptions



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1. Taxes for the year 2021 which are not yet due and payable but which constitute a lien on the property.
2. Mineral, mining and oil and gas rights not owned by the GRANTOR, if any.
3. Easement(s), building line(s) and restriction(s) as shown on survey recorded in the Probate Office of Shelby County, Alabama in Map Book 30, Page 94.
4. Restrictions and covenants recorded in the Probate Office of Shelby County, Alabama in Instrument No. 20021113000564690.