

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Phillip Andrew Bromley and Emily Diane Bromley	Grantee's Name	JDV 2009 Investments, LLC
Mailing Address	113 Shore Front Lane Wilsonville, AL 35186	Mailing Address:	612 Springbank Terrance Hoover, AL 35242
Property Address:	485 Pioneer Way Sterret, AL 35147	Date of Sale:	April 25, 2022
	05-4-19-0-000-015.004		
	05-9-30-0-000-001.005	Purchase Price:	\$650,000.00/Sales Contract
	05-9-30-0-000-001.004		

This Instrument Prepared By:
Jack P. Russell, Esq.
Hand Arendall Harrison Sale LLC
1801 5th Ave. N., Ste. 400
Birmingham, AL 35203

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS **PHILLIP ANDREW BROMLEY and EMILY DIANE BROMLEY**, as husband and wife, ("Grantors"), for and in consideration of Six Hundred Fifty Thousand and NO/100 Dollars (\$650,000.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **JDV 2009 INVESTMENTS, LLC**, an Alabama limited liability company, ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Parcel I:

Commence at the Northwest corner of the NE ¼ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama: thence run South 68 degrees 28 minutes 04 seconds East, 300.00 feet; thence South 37 degrees 10 minutes 15 seconds West 85.03 feet; thence South 57 degrees 30 minutes 11 seconds West, 34. 66 feet; thence South 22 degrees 57 minutes 21 seconds West, 22.63 feet; thence South 13 degrees 14 minutes 41 seconds West, 63.71 feet; thence South 89 degrees 47 minutes 02 seconds West 174.38 feet; thence South 00 degrees 07 minutes 58 seconds East, 186.93 feet; thence along the arc of a curve concave to the Northeast, having a central angle of 02 degrees 19 minutes 13 seconds and a radius of 11,359.16 feet and a chord bearing of South 48 degrees 59 minutes 29 seconds

East and also along the Northeast right of way of Central of Georgia Railway for a distance of 459.98 feet; thence North 37 degrees 14 minutes 30 seconds East, 1,139.86 feet; thence North 89 degrees 44 minutes 29 seconds East 182.87 feet; thence North 30 degrees 06 minutes 00 seconds East, 438 feet; thence South 88 degrees 58 minutes 12 seconds West, 1,055.62 feet; thence South 02 degrees 02 minutes 00 seconds West, 232.16 feet; thence South 46 degrees 34 minutes 00 seconds West, 97.10 feet; thence South 65 degrees 21 minutes 52 seconds West, 102.62 feet; thence South 53 degrees, 26 minutes 50 seconds West, 83.92 feet; thence South 53 degrees, 26 minutes 15 seconds West 170.01 feet; thence South 53 degrees 35 minutes, 38 seconds West, 11.27 feet to the point of beginning; being situated in Shelby County, Alabama, and commonly referred to as "Lot 5"

Parcel II:

Commence at the Northeast corner of West half of the Southwest Quarter of section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89 degrees 39 minutes 17 seconds West, 1138.61 feet; thence South 30 degrees 06 minutes 00 seconds West, 2942.00 feet to the point of beginning; thence South 30 degrees 06 minutes 00 seconds West, 100.00 feet; thence south 01 degrees 33 minutes 03 seconds West, 300.03 feet; thence South 44 degrees 42 minutes 00 seconds East, 307.00 feet; thence South 11 degrees 49 minutes 26 seconds East, 96.12 feet; thence south 27 degrees 40 minutes 02 seconds West, 216.89 feet; thence South 03 degrees 56 minutes 52 seconds West, 125.56 feet; thence South 01 degrees 31 minutes 42 seconds East 269.01 feet; thence South 05 degrees 39 minutes 24 seconds East 265.55 feet; thence South 28 degrees 08 minutes 32 seconds West, 81.56 feet; thence along the arc of a curve concave Northeast, having a central angle of 06 degrees 00 minutes 32 seconds, a radius of 11359.16 feet, a chord bearing of North 53 degrees 11 minutes 49 seconds West and also along the Northeast right of way of Central of Georgia Railway for a distance of 1191.30 feet; thence north 37 degrees 14 minutes 30 seconds East, 1139.86 feet; thence North 89 degrees 44 minutes 29 seconds East, 182.87 feet to the point of beginning; situated in Shelby County, Alabama, and commonly referred to as "Lot 6"

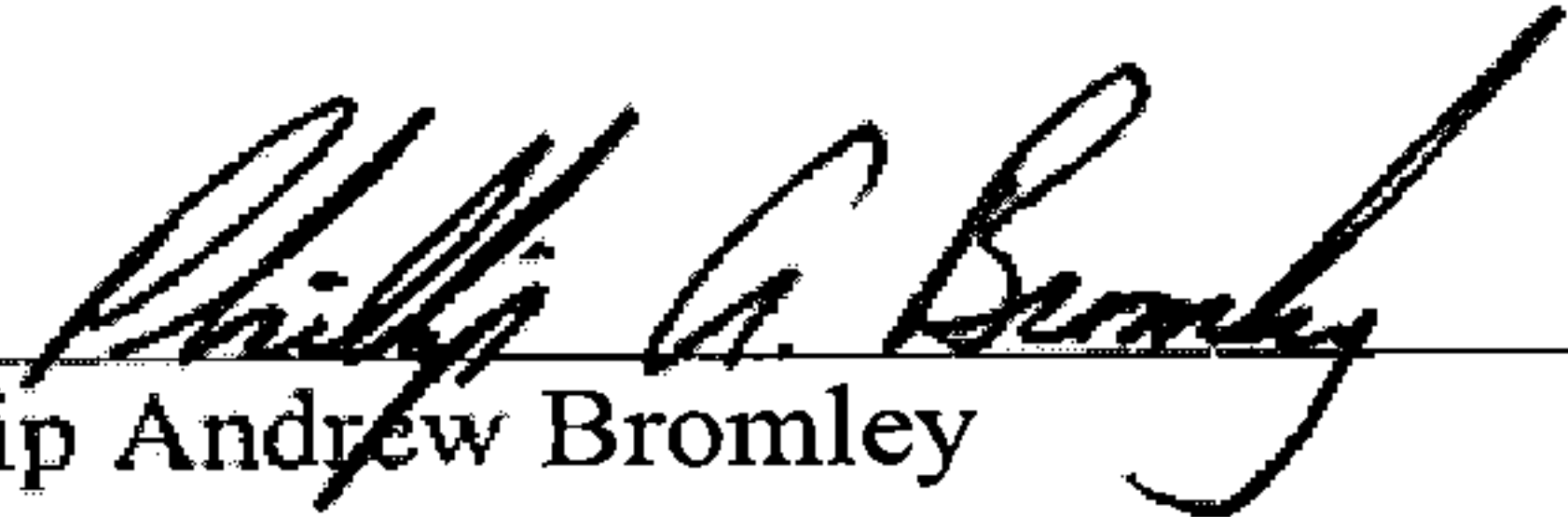
Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

{Remainder of Page Intentionally Left Blank}

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the _____ day of April, 2022.


Phillip Andrew Bromley


STATE OF ALABAMA
COUNTY OF SHELBY

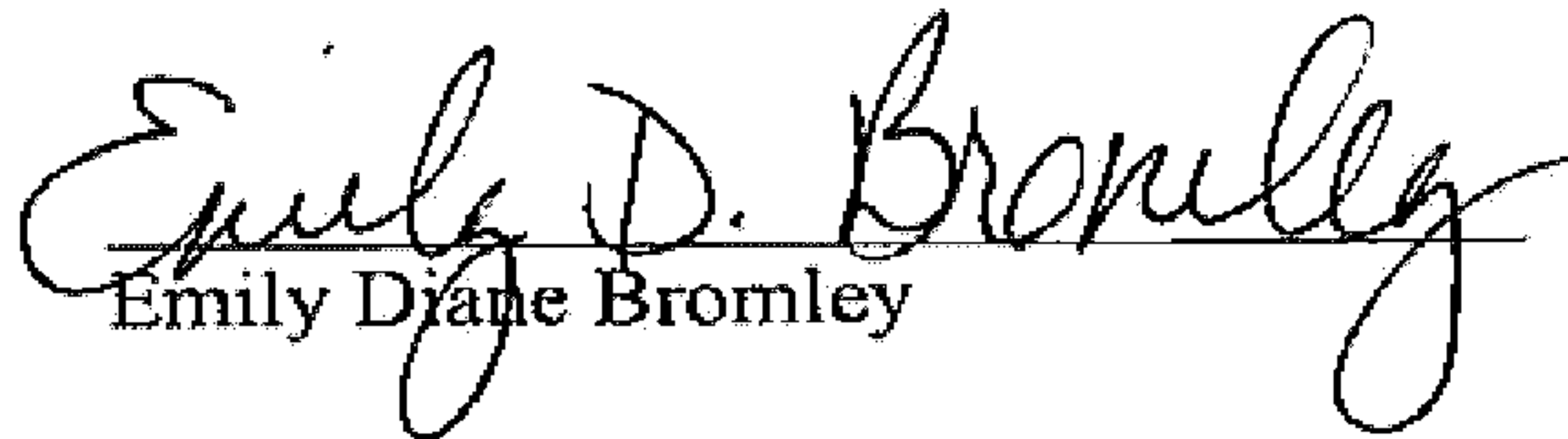
I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Phillip Andrew Bromley, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 25 day of April, 2022.

{SEAL}

Jack Pershing Russell
Notary Public, Alabama State At Large
My Commission Expires June 22, 2024


NOTARY PUBLIC
My Commission Expires: 6-22-24


Emily Diane Bromley


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Emily Diane Bromley, whose name 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 such instrument, she executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 25 day of April, 2022.

{SEAL}

Jack Pershing Russell
Notary Public, Alabama State At Large
My Commission Expires June 22, 2024


NOTARY PUBLIC
My Commission Expires: 6-22-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2022 02:40:28 PM
\$681.00 JOANN
20220425000169200

Allie S. Boyd

Exhibit A to General Warranty Deed
The Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Rights of interested parties under outstanding unrecorded leases.
3. Any claims to (a) ownership of rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the property or produced from the property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto.
4. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of the improvements, which would be disclosed by an inspection and accurate survey of the premises.
5. Transmission Line Permit to Alabama Power Company, recorded in Misc. Book 99, Page 345, and Deed Book 146, Page 398 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), and as shown on survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999, being a 100 foot right of way.
6. Right of Way to Central of Georgia Railroad Company, and as shown on survey of James A. Riggins, Reg. No. 9428, dated March 7, 1999.
7. Riparian rights to Pioneer Lake and Hurricane Creek.
8. Rights of others in and to the use of the easements as set out in the Declaration of Easements for Ingress, Egress and Utilities, as set out in instrument recorded as Inst. # 20050415000178490 in Probate Office.
9. Terms and conditions of Declarations of Easements, Protective Covenants, and Restrictions for Pioneer Lake, a Recreational/Residential Subdivision, dated April 14, 2005 from the Grantor, as the declarant thereunder, recorded as Instrument No. 2005415000178500 in the Probate Office (the "Declaration").
10. Rights of others in and to the use of the common areas as shown on survey of James A. Riggins dated March 7, 1999, and as contained in the Declaration and the Articles of Incorporation and By-Laws of the Pioneer Lake Residential Association, Inc., as recorded as Inst. #20050415000178510 in Probate Office.
11. Terms and Conditions of Ground Lease of Common Area, recorded as Inst. #20050415000178520 in Probate Office.