

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

C & C Realty, LLC
Post Office Box 1864
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and other good and valuable consideration, to the undersigned grantor, ROY MARTIN CONSTRUCTION, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantor"), in hand paid by C & C Realty, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:


Part of the NE 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the SW corner of said NE 1/4 of the NE 1/4 run in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 591.35 feet; thence turn an angle to the left of 132° 37' 56" and run in a Northwesterly direction for a distance of 235.50 feet to an existing iron pin being the Point of Beginning; thence continue along last mentioned course for a distance of 303.99 feet to an existing iron pin being on the Southeast right-of-way line of Shelby County Highway #26; thence turn an angle to the right of 95 degrees 43 minutes 53 seconds and run in a Northeasterly direction along said Southeast right-of-way line of Shelby County Highway #26 for a distance of 305.0 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 302.47 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 274.64 feet, more or less, to the Point of Beginning.

SUBJECT TO: (1) Ad valorem taxes for the year 2013 and subsequent years; (2) Rights of upstream and downstream riparian owners with respect to Buck Creek which may lie adjacent to, and/or traversing through subject property; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 124, Page 548; Volume 153, Page 380, and Volume 216, Page 578 in the Probate Office of Shelby County, Alabama; (4) Easement to Alabama Power Company recorded in LP 6, Page 306, in the Probate Office of Shelby County, Alabama; (5) Timber Sale Contract as recorded in Real 290, Page 777, in the Probate Office of Shelby County, Alabama; (6) Easement to Alabaster Water Board, as recorded in Instrument 1996-4044, in the Probate Office of Shelby County, Alabama.

\$230,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

Shelby County, AL 08/16/2013
State of Alabama
Deed Tax: \$20.00


20130816000335980 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:10:45 PM FILED/CERT

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 15th day of August, 2013.

ROY MARTIN CONSTRUCTION, LLC

By: _____

Roy L. Martin

As its Sole Member

STATE OF ALABAMA)


COUNTY SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as the Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, 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, in his capacity as such Sole Member, and with full authority, executed the same voluntarily for and on behalf of said limited liability company.

Given under my hand and official seal, this the 15th day of August, 2013.

Notary Public

My commission expires: 07/14/2015


20130816000335980 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:10:45 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Roy Martin Construction, LLC
Mailing Address 1960 Highway 33, Suite A
Pelham, AL 35124

Grantee's Name C & C Realty, LLC
Mailing Address Post Office Box 1864
Alabaster, AL 35007

Property Address 720 Fulton Springs Road
Alabaster, AL 35007

Date of Sale 08/15/2013
Total Purchase Price \$ 250,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130816000335980 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/16/2013 03:10:45 PM FILED/CERT

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 Aug 15, 2013

Print Roy Martin Construction, LLC
Roy L. Martin, Sole Member

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

Unattested

(verified by)

Print Form

Form RT-1