

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Leaded Gas Classics, LLC
2090 Columbiana Road, Suite 4000
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Four Hundred Sixty-two Thousand Five Hundred and No/100 Dollars (\$462,500.00) Dollars, the amount of which can be verified in the Agreement for the Purchase and Sale of Real Property between the parties hereto, to the undersigned grantor, Roy Martin Construction, LLC, an Alabama limited liability company, in hand paid by Leaded Gas Classics, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Roy Martin Construction, LLC, an Alabama limited liability company, whose mailing address is 1960 Suite A, Highway 33, Pelham, Alabama 35124 (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Leaded Gas Classics, LLC, an Alabama limited liability company, whose mailing address is 2090 Columbiana Road, Suite 4000, Birmingham, AL 35216 (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, the address of which is 104 Corporate Woods, Alabaster, Alabama 35007, to-wit:

Lot 2, according to the Survey of Corporate Woods Circle, as recorded in Map Book 38, Page 73, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument 1996-38767 and Instrument 2001-20649 and Instrument 20050623000312460, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin; (3) Mineral and mining rights and rights incident thereto recorded in Shelby Volume 352, Page 805 and Shelby Real 270, Page 714, in the Probate Office of Shelby County, Alabama; (4) Easement to Alabama Power Company recorded in 20080401000130310 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 13th day of February, 2014.

WITNESS:


ROY MARTIN CONSTRUCTION, LLC, an
Alabama limited liability company

By: 
Roy L. Martin
As its Sole Member

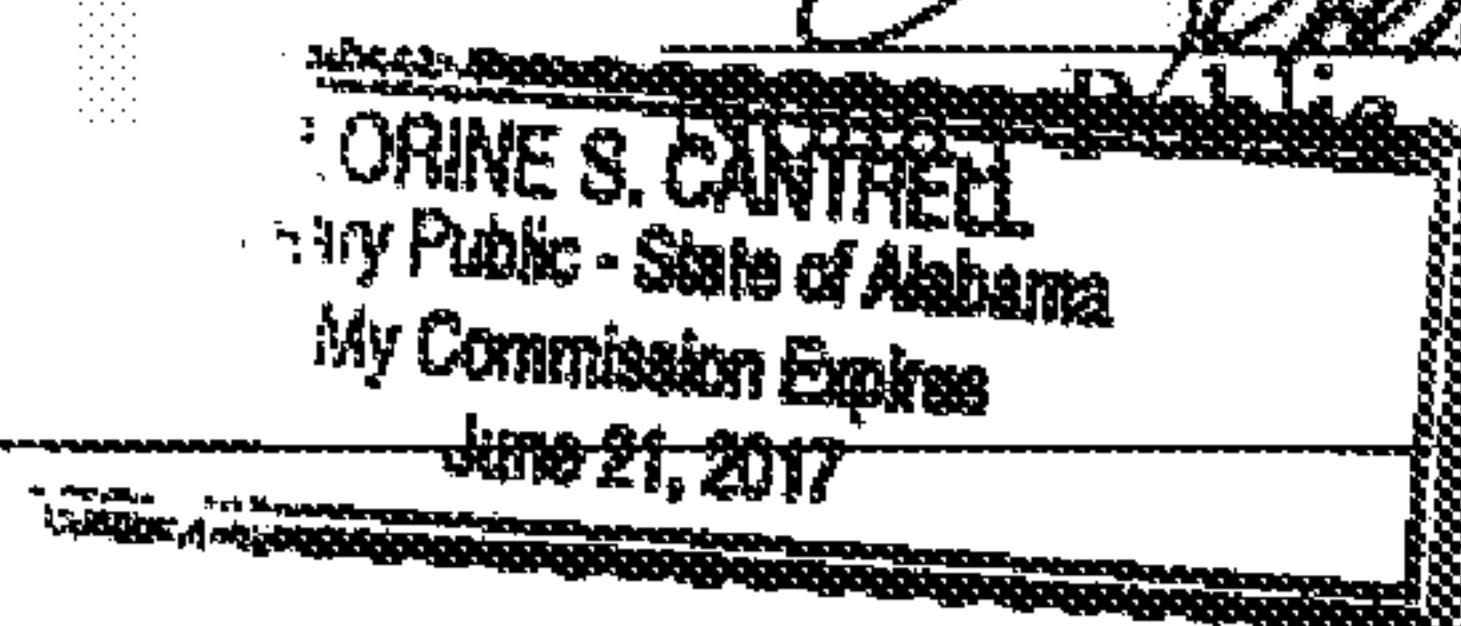
STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and seal this 13th day of February, 2014.



My Commission Expires: _____



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 APelham, Alabama 35124

Grantee's Name:

Leaded Gas Classics, LLC

Mailing Address:

2090 Columbiana Road, Suite 4000Birmingham, AL 35216

Property Address:

104 Corporate WoodsAlabaster, Alabama 35007Date of Sale: February 14, 2014

Total Purchase Price or Actual Value or

Assessor's Market Value: \$ 462,500.00

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 ☐Contract ☐Other ☐Appraisal ☐Closing Statement ☒ XX

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 applicable.

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 Section 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 Section 40-22-1 (h).

Date: February 14, 2014

ROY MARTIN CONSTRUCTION, LLC

By: Roy L. Martin
Roy L. Martin, its Sole Member
(verified by Grantor)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/14/2014 03:43:38 PM
S482.50 CHERRY
20140214000042210