

This instrument was prepared by  
Mitchell A. Spears  
Attorney at Law  
P. O. Box 119  
Montevallo, AL 35115  
205/665-5076

Send Tax Notice to:  
(Name) Bradford Landing, LLC  
(Address) 136 Mulberry Lane  
Shelby, AL 35143

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Statutory Warranty Deed

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STATE OF ALABAMA  
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND and 00/100 (\$235,000.00) DOLLARS**, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **WSL Enterprises, LLC, an Alabama limited liability company** (herein referred to as grantor), whose address is 3347 Pelham Parkway, Pelham, Alabama 35124, hereby grants, bargains, sells and conveys unto **Bradford Landing, LLC, an Alabama limited liability company** (herein referred to as grantee), whose address is 136 Mulberry Lane, Shelby, Alabama 35143, the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:  
Commence at the SE corner of retired Alabama Engineer and Surveyor, Allen Whitley's Survey of Block 1, of the Industrial Park of Montevallo, Alabama, said point being located in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 2, Township 24 North Range 12 East, Shelby County, Alabama and run thence North 83 degrees 29 minutes 48 seconds West along the North margin of Alabama Highway No. 25 in Montevallo, Alabama a distance of 190.00 feet to a point; thence run North 06 degrees 18 minutes 55 seconds East a distance of 9.87 feet to a set  $\frac{1}{2}$  inch steel rebar corner and the point of beginning of the property being described; thence continue last described course North 06 degrees 18 minutes 55 seconds East a distance of 233.58 feet to a found  $\frac{1}{2}$  inch steel rebar corner; thence run South 83 degrees 29 minutes 23 seconds East a distance of 162.10 feet to a found  $\frac{1}{2}$  inch steel rebar corner; thence run South 00 degrees 13 minutes 17 seconds East a distance of 234.65 feet to a set  $\frac{1}{2}$  inch steel rebar corner on the North margin of Alabama Highway No. 25; thence run North 83 degrees 39 minutes 25 seconds West along said margin of said highway a distance of 188.81 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

- All taxes for the year 2014 and subsequent years.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.


  
20140217000042580 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/17/2014 09:17:19 AM FILED/CERT

- **Right of way to Alabama Power Company recorded in Final Record 13, Page 395.**
- **Easement to AT&T recorded in Real Book 220, Page 777 and Real Book 291, Page 387.**
- **Easement to Water Works & Sewer Board of the City of Montevallo recorded in Inst. No. 1998-7082.**
- **Joint Driveway Agreement as recorded in Real Book 224, Page 852.**
- **THE FULL PURCHASE PRICE OF THE CONSIDERATION HEREIN IS SECURED BY PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HERewith.**

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 12<sup>th</sup> day of February, 2014.

**WSL Enterprises, LLC:**

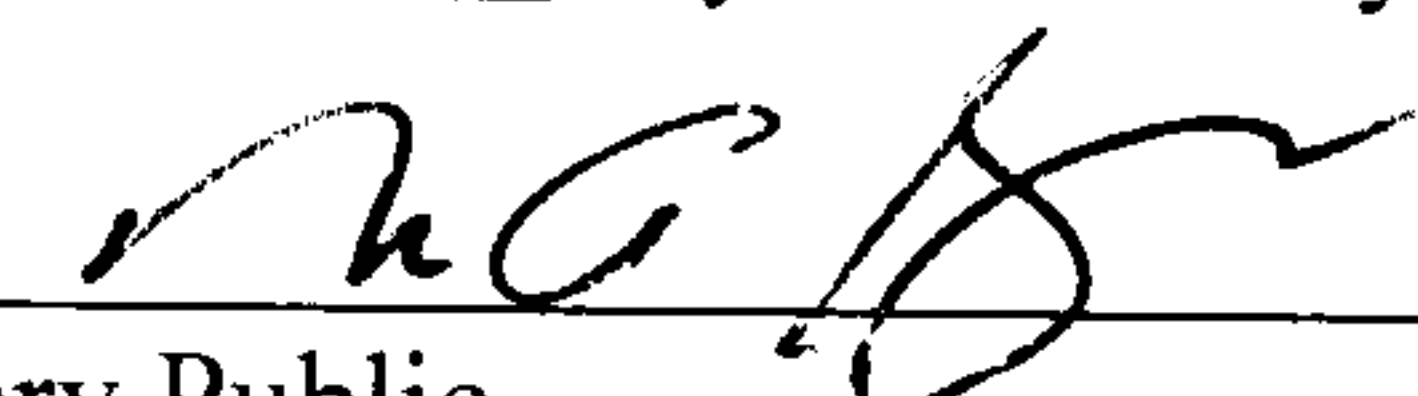
  
 By: William S. Lovelady  
 Its: Manager


General Acknowledgement

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William S. Lovelady** whose name as Manager of **WSL Enterprises, LLC**, 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 officer and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand and official seal, this the 12<sup>th</sup> day of February, 2014.

  
 Notary Public  
 My Commission Expires: 7/31/2017

  
 20140217000042580 2/3 \$21.00  
 Shelby Cnty Judge of Probate, AL  
 02/17/2014 09:17:19 AM FILED/CERT



# Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name WSL Enterprises, LLC  
Mailing Address 3347 Pelham Parkway  
Pelham, AL 35124

Grantee's Name Bradford Landing, LLC  
Mailing Address 136 Mulberry Lane  
Shelby, AL 35143

Property Address 5289 Highway 25  
Montevallo, AL 35115

Date of Sale February 12, 2014  
Total Purchase Price \$235,000.00  
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 2/12/2014

Print William S. Lovelady

Unattested Mitchell A. Spears  
(verified by)

Sign William S. Lovelady  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 12<sup>th</sup> day of February, 2014.

Notary Public  
My commission expires: 7/31/17

