

This document prepared by (and after
recording return to)
Kevin O'Connell
8555 SW Apple Way, Suite 300
Portland, OR 97225

20141003000311740 1/3 \$698.50
Shelby Cnty Judge of Probate, AL
10/03/2014 03:23:40 PM FILED/CERT

WARRANTY DEED
(Individual to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, KATHERINE SPOONER, a single woman, and Oregon resident (hereinafter "Grantor"), does hereby grant, convey and warrant to, ALABASTER ALABAMA PROPERTIES, LLC, a foreign limited liability company organized under the laws of the state of Oregon (hereinafter "Grantee"), the following real property, together with all improvements located thereon, situated in Shelby County, Alabama, commonly known as 1101 1st Street South, Alabaster, Alabama 35007, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any,

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that Grantor has good right to sell and convey the same as aforesaid mentioned; and to forever warrant and defend the title to the said lands against all claims whatever.

This transfer is effective September 29, 2014.

DATED this 25 day of September, 2014.

Grantor:

KATHERINE SPOONER

By: Katherine Spooner
Katherine Spooner

STATE OF OREGON)
County of Washington)ss
)

I, a Notary Public, hereby certify that Katherine Spooner, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, and further acknowledged that she executed the same in her authorized capacity and that by her signature on the instrument, the entity upon behalf of which the person acted, executed this instrument.

Given under my hand this 25 day of September, 2014.



Sarah Snelling
Notary Public for Oregon
My Commission Expires: 2/23/16

Grantor:
Katherine A. Spooner
15261 NW Aberdeen Drive
Portland, Oregon 97229

Grantee:
Alabaster Alabama Properties, LLC
15261 NW Aberdeen Drive
Portland, Oregon 97229

SEND TAX STATEMENTS TO GRANTEE

Shelby County, AL 10/03/2014
State of Alabama
Deed Tax: \$678.50

EXHIBIT A

Lot 23-A, Whataburger's Addition to Alabaster a subdivision according to a map or plat thereof which is on file of record in the office of the Judge of Probate of Shelby County, AL, in Map Book 37, Page 50.

Together with the right of way and easement for ingress and egress described as follows:

A parcel of land situated in the Northwest quarter Section 1 Township 21, South Range 3 West Shelby County Alabama being more particularly described as follows:

Begin at the Southeast corner of Lot 22-A, Whataburger's Addition to Alabaster as recorded in Map Book 37, Page 50 in the Office of the Judge of Probate Shelby County, Alabama, said point also being on the Northernmost right of way of U.S. Highway #31; thence run Northwest along the South line of said Lot 22-A and along said right of way for a distance of 76.34 feet; thence leaving said South line and right of way deflect 128 degrees 34 minutes 05 seconds to the right and run in a Northeasterly direction for a distance of 38.42 feet; thence deflect 37 degrees 56 minutes 13 seconds to the left and run in a Northerly direction for a distance of 60.53 feet; thence deflect 28 degrees 36 minutes 13 seconds to the left and run in a Northwesterly direction for a distance of 65.94 feet; thence deflect 124 degrees 17 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 36.00 feet; thence deflect 85 degrees 18 minutes 30 seconds to the right and run in Southwesterly direction for a distance of 19.74 feet; thence deflect 29 degrees 35 minutes 30 seconds to the left and run in a Southerly direction for a distance of 33.60 feet; thence deflect 28 degrees 36 minutes 13 seconds to the right and run in a Southwesterly direction for a distance of 60.45 feet; thence deflect 90 degrees 37 minutes 51 seconds to the left and run in a Southeasterly direction for a distance of 24.47 feet; then deflect 77 degrees 19 minutes 58 seconds to the right and run in a Southerly direction for a distance of 35.87 feet to the POINT OF BEGINNING.


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Real Estate Sales Validation Form

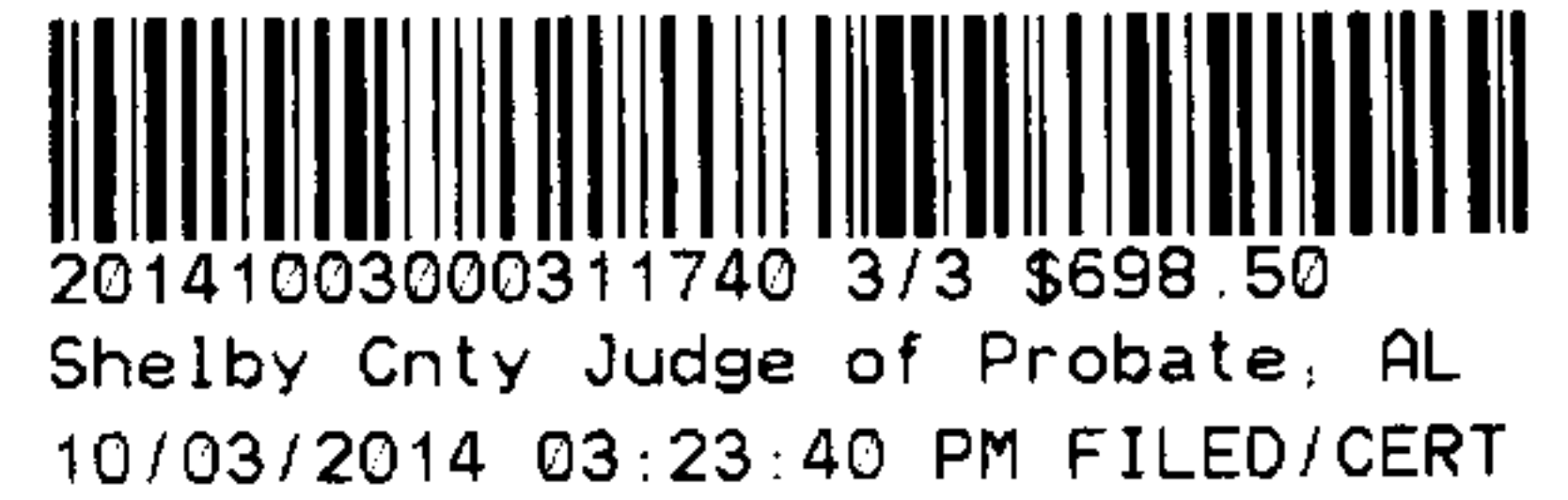
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Katherine Spooner
Mailing Address 15261 NW Aberdeen Drive
Portland, Oregon 97229

Grantee's Name Alabaster Alabama Properties, LLC
Mailing Address 15261 NW Aberdeen Drive
Portland, Oregon 97229

Property Address 1101 1st Street South
Alabaster, Alabama 35007

Date of Sale
Total Purchase Price \$



or
Actual Value \$

or
Assessor's Market Value \$ 678,490.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Property Tax 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 9-24-14

Print Katherine Spooner

☒ Unattested

Smah Snelling
(verified by)

Sign Katherine Spooner
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1