

This Instrument Was Prepared By:
Mark E. Hoffman, Esquire
Mark E. Hoffman, P.C.
2011 4th Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
KRA Real Estate, LLC
~~181 Allen Drive (38 acres +/-)~~ 2800 N. Woodridge Rd.
Alabaster, Alabama 35223
B'ham.

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENT

JEFFERSON COUNTY)

That in consideration of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) the undersigned WILLIAM PERRY WALTERS, a single man, (herein referred to as "Grantor") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KRA REAL ESTATE, LLC (herein referred to as "Grantee"), the following described real estate situated in Jefferson County, Alabama, to-wit:

See attached Exhibit "A".

Subject to:

1. Taxes for the year 2014 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

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


IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this the 15 day of October, 2014.

Shelby County, AL 10/29/2014
State of Alabama
Deed Tax: \$300.00


William Perry Walters

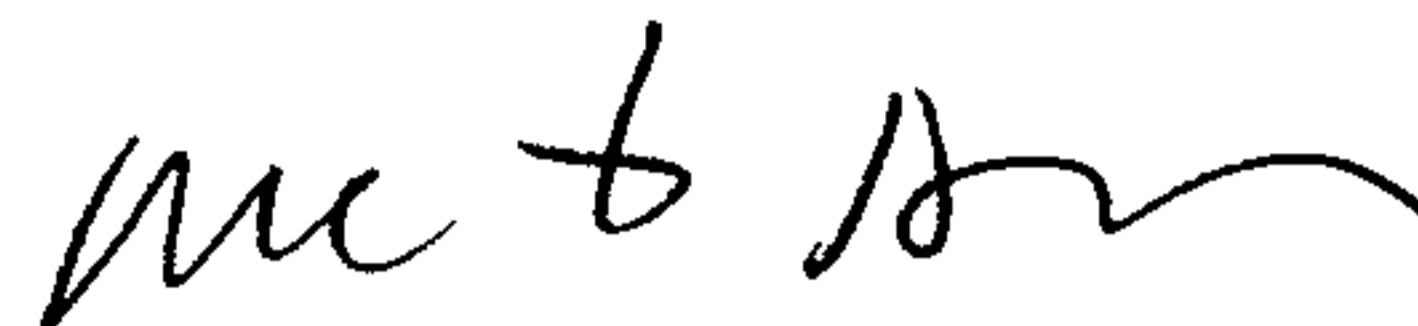
STATE OF ALABAMA)

JEFFERSON COUNTY)


20141029000341150 1/4 \$323.00
Shelby Cnty Judge of Probate, AL
10/29/2014 12:32:57 PM FILED/CERT

I, the undersigned, a notary public in and for said County and State, hereby certify that William Perry Walters, whose name is signed to the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the say the same bears date.

Given under my hand and seal this 15th day of October, 2014.



NOTARY PUBLIC

My Commission Expires:

7/14/15

[NOTARIAL SEAL]



20141029000341150 2/4 \$323.00
Shelby Cnty Judge of Probate, AL
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SCHEDULE A
(continued)**LEGAL DESCRIPTION**

A parcel of land situated in the East one-half of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Beginning at a found 4 inch pipe marking the SW corner of the NW ¼ of the SE ¼ of Section 25, Township 20 South, Range 3 West and run North 00°12'16" East along the West line of said ¼ ¼ section for a distance of 1336.15 feet to a found 2 inch crimped pipe marking the NW corner of said ¼ ¼ section, said point also being the SW corner of the NE ¼ of said Section 25; thence leaving said West line run South 88°44'55" East along the North line of said ¼ ¼ section and along the South line of said NE ¼ for a distance of 658.86 feet to a found 5/8 inch rebar; thence leaving said North and South line run North 00°07'27" East for a distance of 2668.27 feet to a found 5/8 inch capped rebar stamped (Arrington) on the North line of said Section 25; thence run South 88°34'54" East along said North line for a distance of 613.76 feet to a found 2 inch crimped pipe on the Western-most right of way of the CSXT Railroad right of way (100' R.O.W.); thence leaving said North line run South 00°07'19" West along said railroad right of way for a distance of 1822.20 feet to a set 5/8" capped rebar stamped CA-560LS (GSA) and the point of beginning of a spiral curve turning to the left, thence along the chord of said spiral curve South 01°54'00" East for a distance of 205.01 feet to a set 5/8 inch capped rebar stamped CA-560LS and the point of beginning of a simple curve turning to the left, said curve having a radius of 1005.37 feet, a central angle of 37°37'57", a chord bearing of South 24°41'05" East, a chord length of 648.53 feet; thence run along the arc of said curve and along said railroad right of way for a distance of 660.34 feet to a found concrete monument marking the intersection of said railroad right of way with the Western-most right of way of Interstate 65 (R.O.W. Varies); thence leaving said railroad right of way run South 02°18'22" East along said Interstate 65 right of way for a distance of 1392.14 feet to a set 5/8 inch capped rebar stamped CA-560LS (GSA) on the South line of the North ½ of the SE ¼ of said Section 25; thence run North 88°50'36" West along said South line for a distance of 1612.93 feet to the point of beginning.



20141029000341150 3/4 \$323.00
Shelby Cnty Judge of Probate, AL
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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 William Perry Walters
Mailing Address 2088 FORRESTER RD
DOTHAN, AL 36301

Grantee's Name LIZA REAL ESTATE, LLC
Mailing Address 2800 N. WOODBRIDGE RD.
B'ham, AL 35223

Property Address 118 ALLEN DRIVE
ALABASTER, AL

Date of Sale 10/15/14
Total Purchase Price \$ 300,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20141029000341150 4/4 \$323.00
Shelby Cnty Judge of Probate, AL
10/29/2014 12:32:57 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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other _____

☒ 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 10/17/14

Print MARK HOFFMAN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1