

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
CTLR LLC
7027 Hwy 25
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Danon Catherine Atkinson, as Personal Representative of the Estate of David C. Atkinson, Jr., deceased, Case No. 33491 in the Probate Court of Baldwin County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto CTLR LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"


Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

This deed shall be effective as of September 30, 2016.

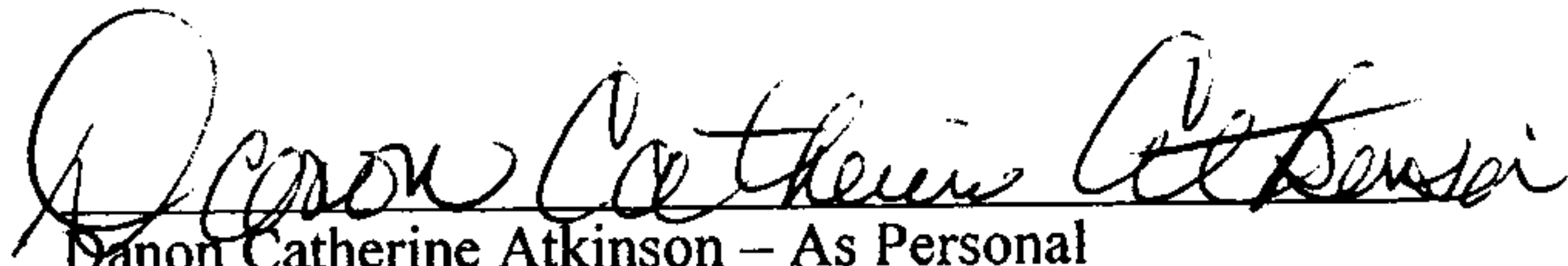
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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


20161011000372940 1/6 \$530.00
Shelby Cnty Judge of Probate, AL
10/11/2016 12:57:48 PM FILED/CERT

Shelby County, AL 10/11/2016
State of Alabama
Deed Tax: \$500.00

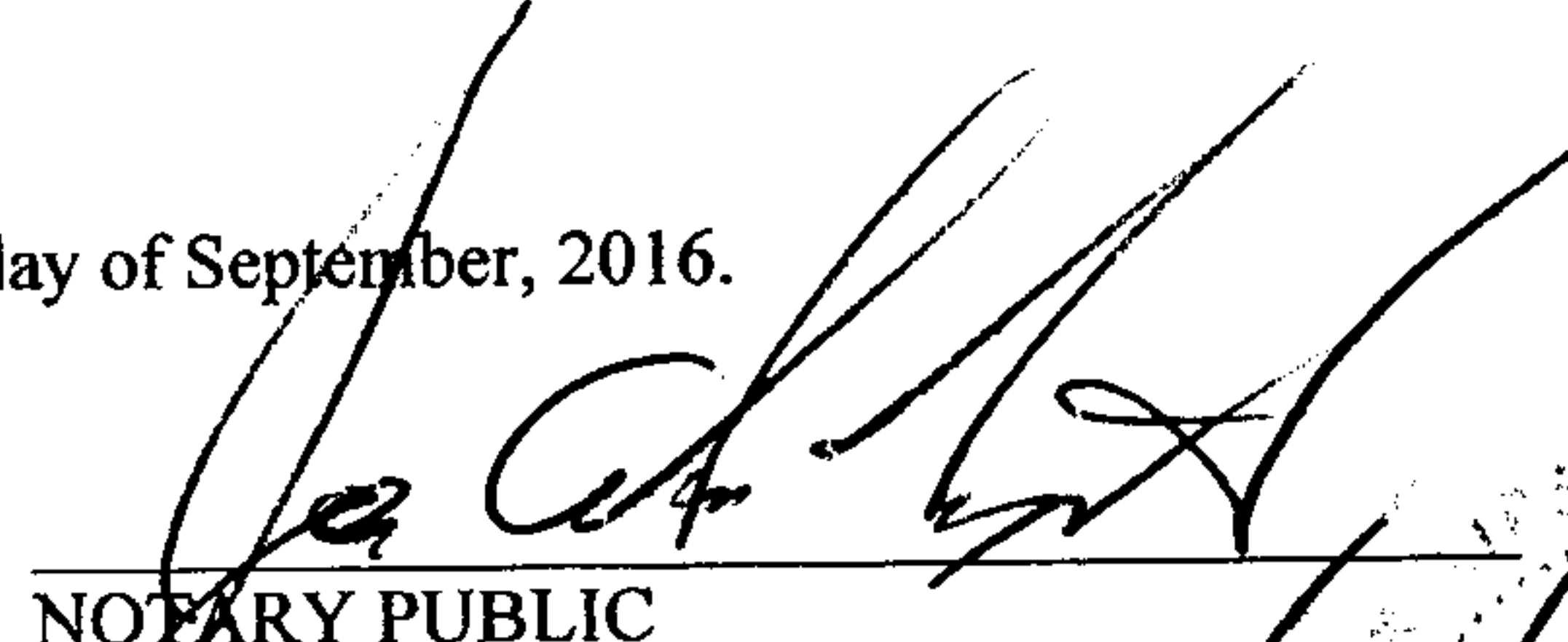
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the ____ day of September, 2016.


Danon Catherine Atkinson – As Personal
Representative Of the Estate of David C. Atkinson, Jr.

STATE OF ALABAMA)
COUNTY OF Baldwin)

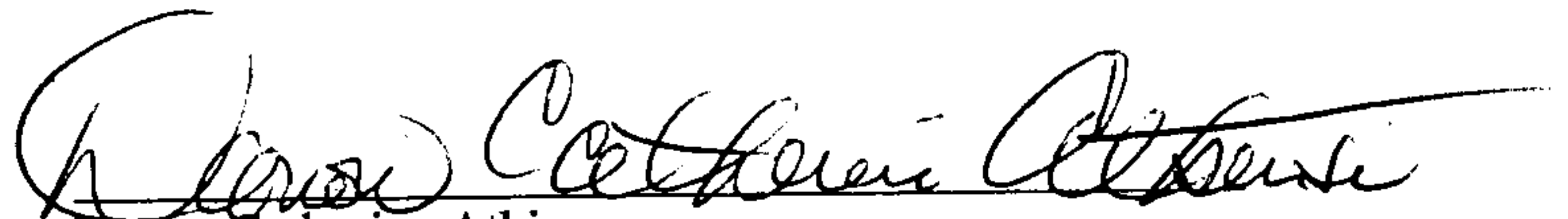
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danon Catherine Atkinson, whose name as Personal Representative of the Estate of David C. Atkinson, Jr., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of September, 2016.


NOTARY PUBLIC

My Commission Expires 1/28/2017

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 29 day of September, 2016.


Danon Catherine Atkinson

STATE OF ALABAMA)
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danon Catherine Atkinson, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of September, 2016.


NOTARY PUBLIC

My Commission Expires 1/28/2017



20161011000372940 2/6 \$530.00
Shelby Cnty Judge of Probate, AL
10/11/2016 12:57:48 PM FILED/CERT

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 29 day of September, 2016.


Denise Atkinson Legate

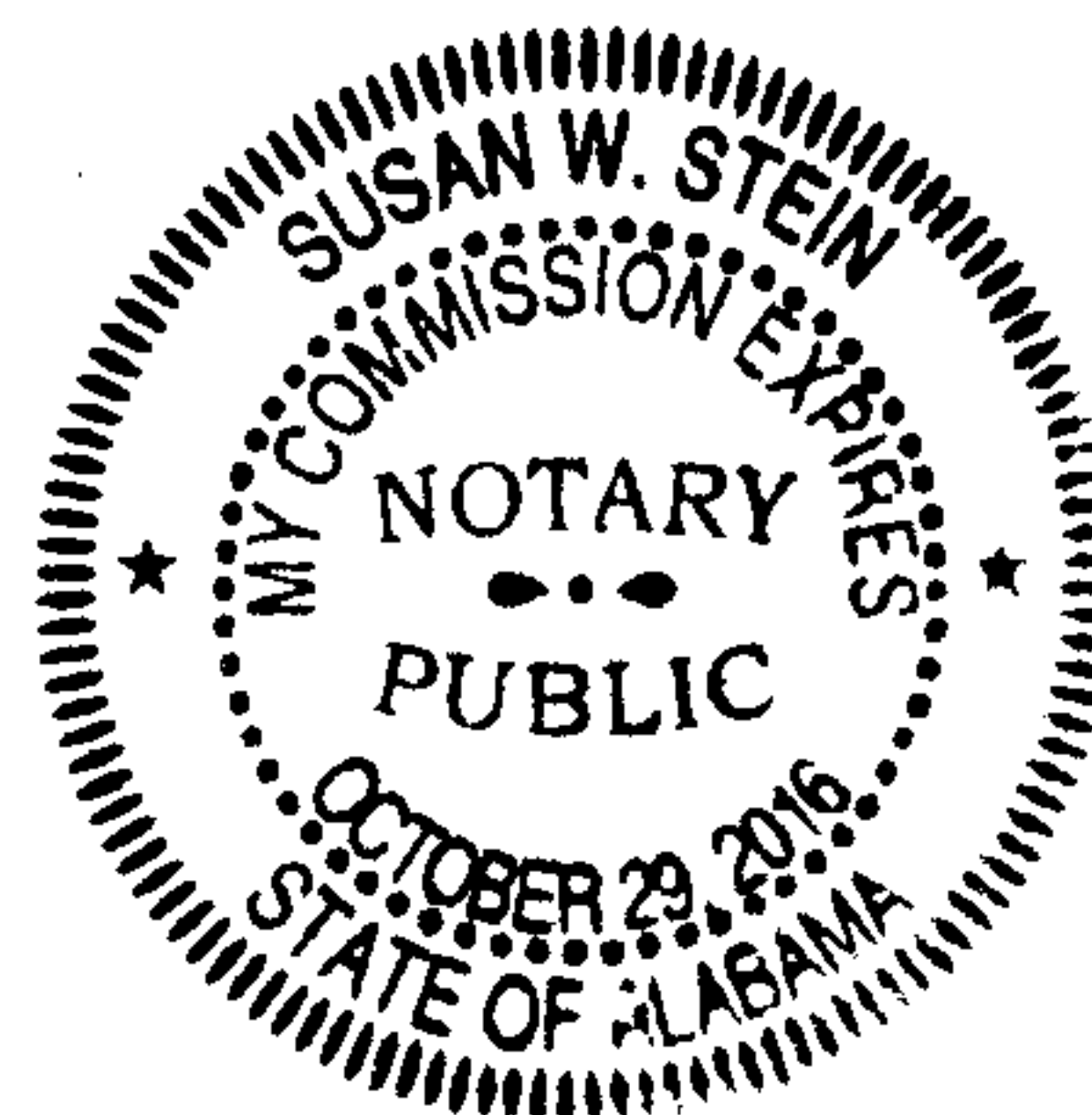
STATE OF ALABAMA)
COUNTY OF BALDWIN)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise Atkinson Legate, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of September, 2016.

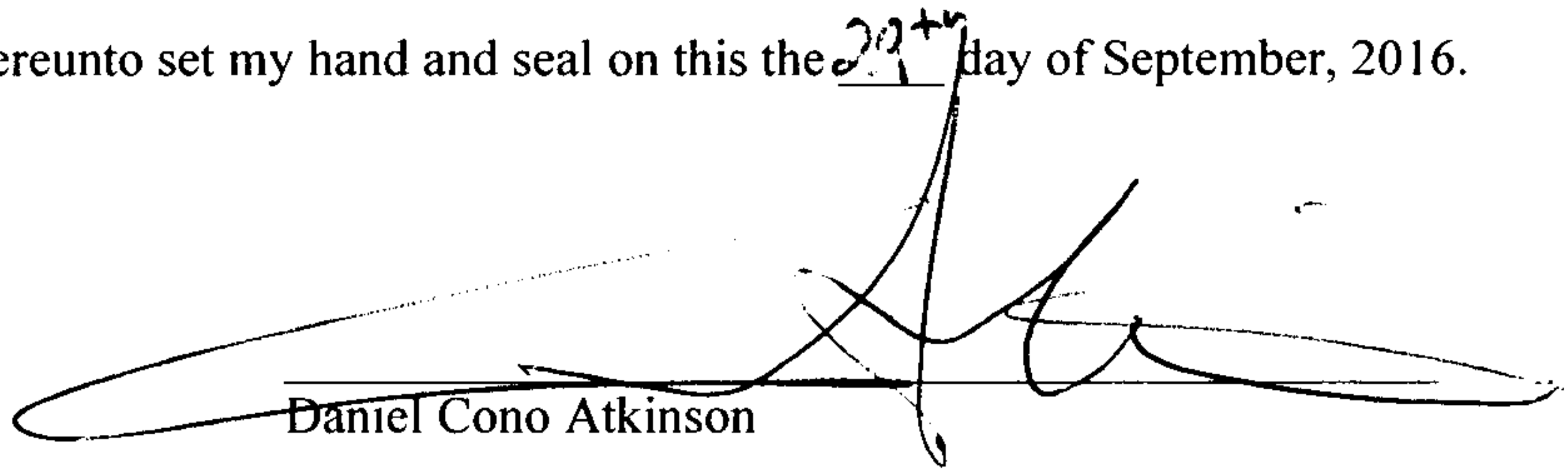

NOTARY PUBLIC

My Commission Expires October 29, 2016




20161011000372940 3/6 \$530.00
Shelby Cnty Judge of Probate, AL
10/11/2016 12:57:48 PM FILED/CERT

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 29th day of September, 2016.


Daniel Cono Atkinson

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Daniel Cono Atkinson, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of September, 2016.


NOTARY PUBLIC

My Commission Expires 8-25-19



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EXHIBIT "A"

Legal Description:

(1) The South thirty acres of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section twelve, Township 22, Range 3, West.

(2) The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 22, Range 3, West.

(3) Part of the West $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 11 Township 22, Range 3 West, more particularly described as: Commence at the SE corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 11, thence South 89 degrees 44 minutes West and along the South line of said 40 acre tract 504 feet to the center of the Old Mill Road; thence North along the center of said road 649 feet; thence North 37 degrees West along the center of said road 138 feet; thence North 59 degrees 40 minutes West and along the center of said road 470 feet to the junction of said road with a settlement road; thence North 66 degrees 15 minutes East and along the center of said settlement road 674 feet; thence 60 degrees 40 minutes East and along the center of said settlement road 360 feet to the West boundary of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 11, thence due South 1440 feet more or less to point of beginning.

(4) Begin at SW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 22, Range 3 West; thence North along West line of said 40 acres 120 feet to center of a settlement road; thence North 77 degrees 15 minutes East along the center of said settlement road, 1342 feet to East line of said 40 acres; thence South 2 degrees 30 minutes East 411 feet to SE corner of said 40 acres; thence West along South line of said 40 to point of beginning.

(5) North 14 acres of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 12, Township 22, Range 3 West described as: Begin at NW corner of said 40 acres; thence North 89 degrees East 1320 feet along North line of said 40 acres to NE corner thereof; thence South 2 degrees 19 minutes East along East line thereof 465 feet; thence South 89 degrees West 1320 feet to West line of said 40; thence North 2 degrees 19 minutes West along West line said 40 acre tract 465.01 feet to beginning point, except right of way of Cunningham Road.



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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 Estate of David C Atkinson Jr. Grantee's Name CTLR LLC
Mailing Address Probate Case # 33491 in Mailing Address 7027 Hwy 25
Probate Court of Montevallo, AL 35115
Baldwin County, AL
Property Address 5929 Hwy 16 Date of Sale 9-30-16
Montevallo, AL 35115 Total Purchase Price \$ See attached Letter
See legal desc attached or
to Deed 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 9-30-16

Print Gregory D Herrebe

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1