

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:
Aanya Properties, LLC
2125 Arbor Hill Pkwy
Hoover, AL 35244

WARRANTY DEED

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

That in consideration of FIVE HUNDRED THOUSAND and 00/100 Dollars (\$500,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James William McMon and Sandra K. McMon, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Aanya Properties, 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”

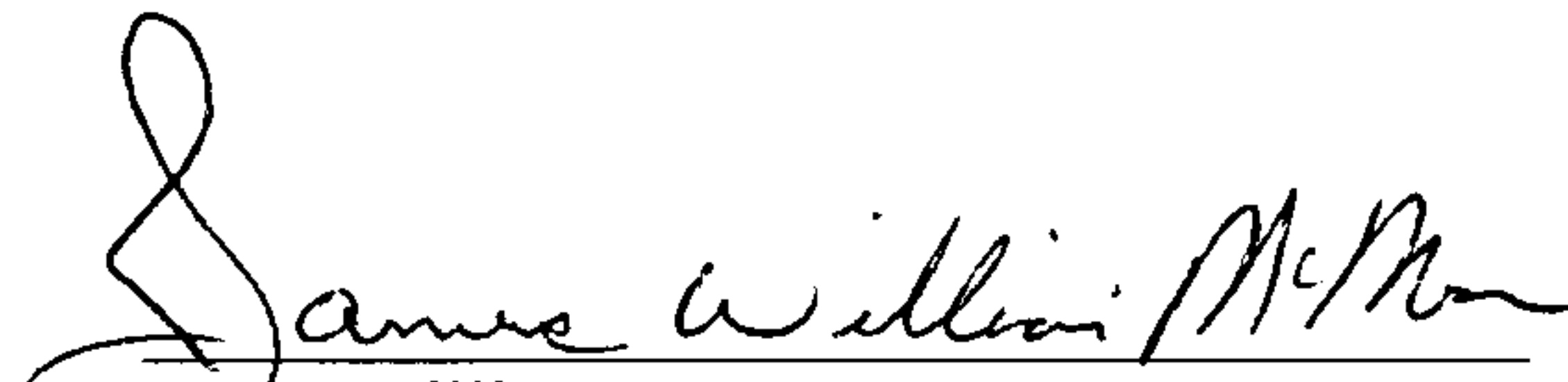
Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

\$400,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

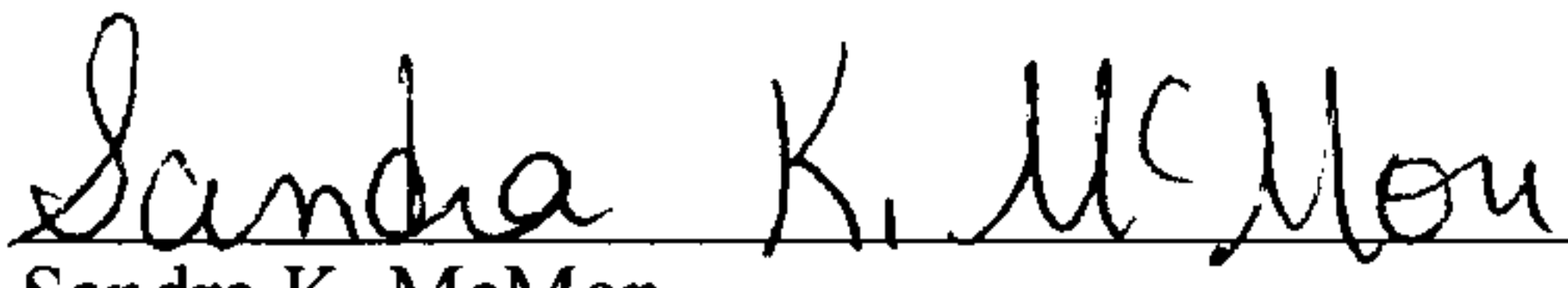
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 20th day of October, 2016.


20161114000419190 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
11/14/2016 02:07:38 PM FILED/CERT


James William McMon

Shelby County, AL 11/14/2016
State of Alabama
Deed Tax: \$100.00


Sandra K. McMon

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James William McMon and Sandra K. McMon, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 20th day of October, 2016.


NOTARY PUBLIC
My Commission Expires 8-25-19

EXHIBIT "A"

Legal Description:

A tract of land located in the NW 1/4 of SE 1/4 of Section 27, Township 21 South, Range 1 East. Begin at the point of intersection of the North line of said 1/4-1/4 section with the west right of way line of Alabama Highway No. 145; thence run in a westerly direction along the North line of said 1/4-1/4 section a distance of 100 feet more or less, to a point on contour line elevation 397; thence run along the meanderings of said contour line elevation 397 in a southerly direction to the West right of way line of said Alabama Highway No. 145; thence run in a northeasterly direction along the west right of way line of said Alabama Highway No. 145 a distance of 235 feet, more or less, to the point of beginning.

ALSO

A parcel of land in the SW 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the SE corner of Section 27, Township 21 South, Range 1 East, thence North 00 degrees 23 minutes 06 seconds west for 2654.73 feet to a 2 inch grader blade in rock pile painted red; thence north 89 degrees 12 minutes 22 seconds West for 1294.20 feet to rock pile painted red; thence north 89 degrees 23 minutes 13 seconds West for 508.03 feet to iron axle on west ROW of Highway No. 145, to the point of beginning of Parcel "C", thence continue north 89 degrees 23 minutes 13 seconds West for 117.0 feet to a point on the 397 contour; thence northeasterly along the 397 contour to a point on the west ROW of Highway #145; thence South 14 degrees 44 minutes 34 seconds west along the west ROW for 129.0 feet to the point of beginning.



20161114000419190 2/3 \$121.00
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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 James William McMon
Mailing Address Sandra K. McMon
28 Waterloo Trail
Clanton, AL 35046

Grantee's Name Aanya Properties LLC
Mailing Address 2125 Arbor Hill Pkwy
Hoover, AL 35244

Property Address See Exhibit A
to Deed
25747 Hwy 145
Columbiana, AL 35051

Date of Sale 10-20-16
Total Purchase Price \$ 500,000.00
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 10-20-16

Print Gregory D Harrison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20161114000419190 3/3 \$121.00
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erified by)

Form RT-1