

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Western REI, LLC
3360 Davey Allison Blvd
Hueytown, AL 35023

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Nine Thousand Two Hundred and 00/100 (\$79,200.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Donnie Norris, an unmarried man, and Randy Goodwin, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, an Alabama limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of Randy Goodwin, one of the grantors herein, nor that of his spouse.

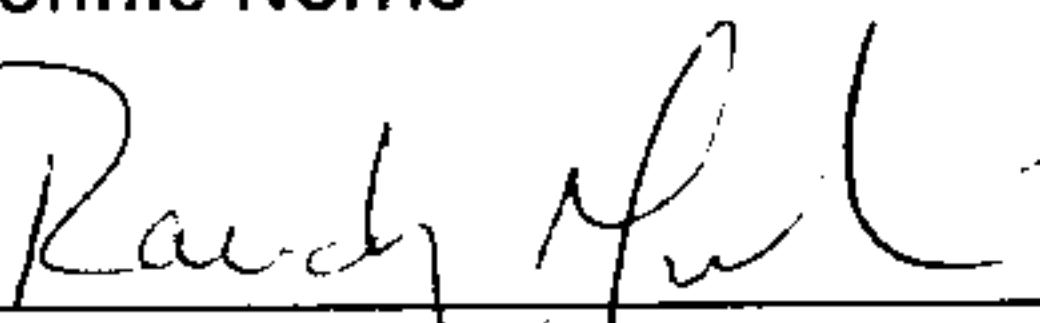
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **15th** day of **December, 2016**.



Donnie Norris



Randy Goodwin


20161227000468520 1/3 \$100.50
Shelby Cnty Judge of Probate, AL
12/27/2016 09:06:08 AM FILED/CERT

Shelby County, AL 12/27/2016
State of Alabama
Deed Tax: \$79.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donnie Norris, an unmarried man and Randy Goodwin, a married man, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2016.



NOTARY PUBLIC
My Commission Expires: 06/02/2019

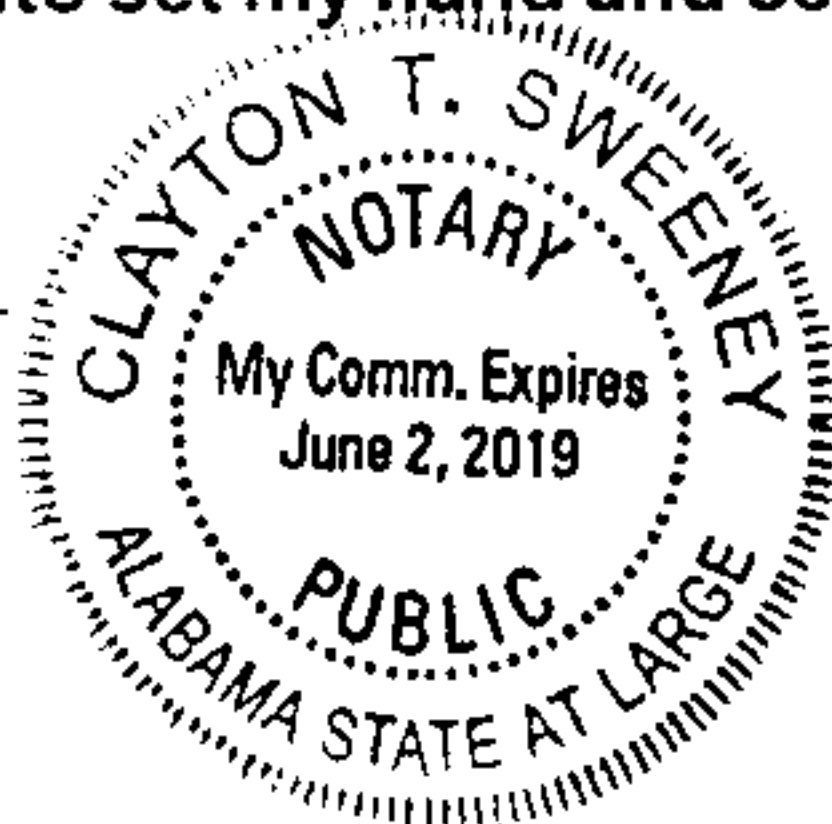


EXHIBIT "A"

PARCEL 4:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 3 West, being the point of beginning; thence Southerly along West line of said 1/4 - 1/4 section 332.74 feet; thence South 86 degrees 48 minutes 51 seconds East and run 660.38 feet; thence North 1 degree 41 seconds East and run 339.41 feet; thence North 87 degrees 23 minutes 22 seconds West and run 638.96 feet to the point of beginning

Less and except all that part of County Road 11 right of way crossing Parcel 4.

Less and except a 20-foot easement for ingress, egress, and utilities to serve Parcels 1, 2, 3, and 4, being the West 20 feet of the NW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument #2001-01319, being a warranty deed dated January 10, 2001, from Nathan Davis, Jr., a married man, to Donnie Norris and Randy Goodwin (as to an undivided one-half interest); and Instrument #2001-01320, being a warranty deed dated January 10, 2001, from Betty Davis, a married woman, to Donnie Norris and Randy Goodwin (as to an undivided one-half interest).



20161227000468520 2/3 \$100.50
Shelby Cnty Judge of Probate, AL
12/27/2016 09:06:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Donnie Norris and
Randy Goodwin

Grantee's Name Western REI, LLC

Mailing Address 3235 Hwy 119
Montevallo, AL 35115

Mailing Address 3360 Davey Allison Blvd.
Hueytown, AL 35023

Property Address 5 Acres CR 11 & Simmsville Rd
Alabaster, AL 35007

Date of Sale December 15, 2016

Total Purchase Price \$ 79,200.00

or

Actual Value \$

or

Assessor's Market Value \$



20161227000468520 3/3 \$100.50
Shelby Cnty Judge of Probate, AL
12/27/2016 09:06:08 AM 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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

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 _____

Print Donnie Norris and Randy Goodwin

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW