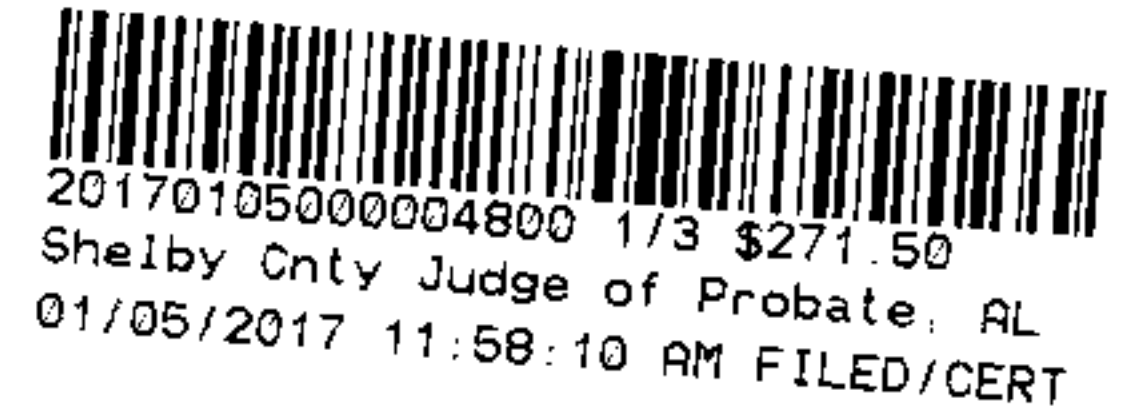


THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Nisa, Inc.  
~~2855 Pelham Parkway~~ 183 Hayesbury Ct.  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

STATUTORY WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eight hundred fifty thousand & NO/100 (\$850,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Compton & Compton, Inc.**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nisa, Inc.**, (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 incorporated herein.

Property Address: 2855 Pelham Parkway, Pelham, AL 35124

\$599,501.40 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

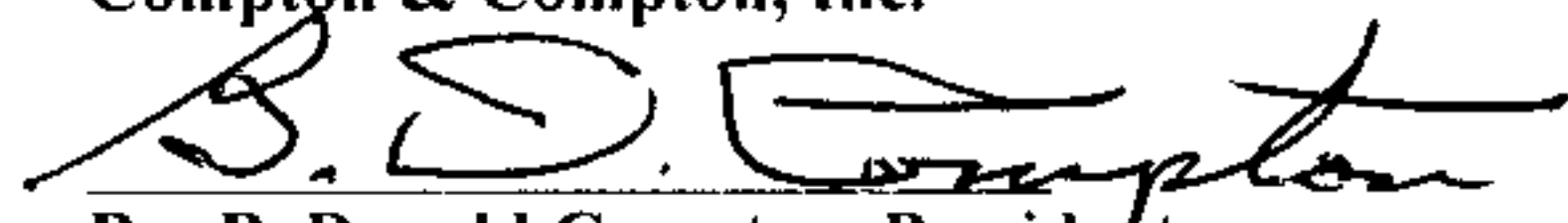
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this December 20, 2016

Shelby County, AL 01/05/2017  
State of Alabama  
Deed Tax: \$250.50

Compton & Compton, Inc.


  
By: B. Donald Compton, President

  
By: D. Brent Compton, Vice-President

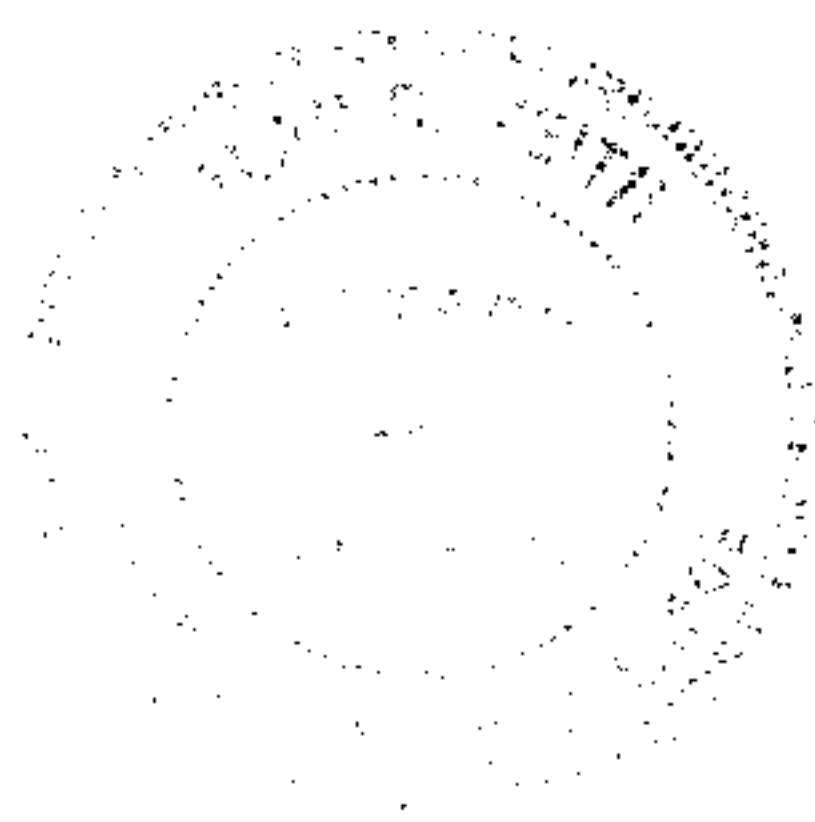
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that B. Donald Compton, as President, and D. Brent Compton, as Vice-President 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, they as such officers and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this December 19, 2016

  
NOTARY PUBLIC:

My Commission Expires: March 14, 2020




# Exhibit A

## Legal Description

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence South 0 degrees 52 minutes 40 seconds East along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 918.55 feet to a point; thence run North 62 degrees 54 minutes 15 seconds West a distance of 649.47 feet to a point on the Easterly right of way line of U. S. Highway No. 31; thence run North 27 degrees 05 minutes 45 seconds East along said right of way line a distance of 60.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 200.00 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes right and run South 62 degrees 54 minutes 15 seconds East a distance of 150.00 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes right and run South 27 degrees 05 minutes 45 seconds West a distance of 200.00 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes right and run North 62 degrees 54 minutes 15 seconds West a distance of 150.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

  
20170105000004800 2/3 \$271.50  
Shelby Cnty Judge of Probate, AL  
01/05/2017 11:58:10 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 Compton & Compton, Inc.  
Mailing Address 1830 Montclair Rd.  
Birmingham AL 35210

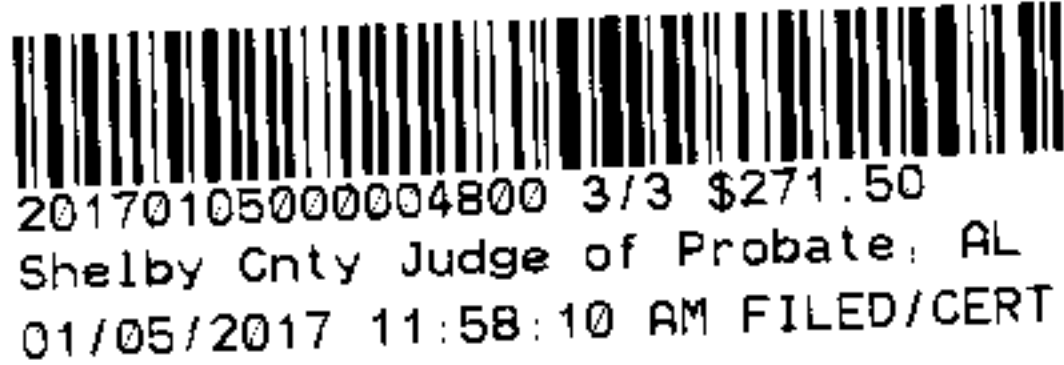
Grantee's Name Nisa, Inc.  
Mailing Address 183 Hayeshwy Ct.  
Pelham, AL 35124

Property Address 2855 Pelham Pkwy.  
Pelham AL 35124

Date of Sale 12/26/14  
Total Purchase Price \$ 850,000.00

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 ☐ 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 12/26/14

Print Jeff W. Parmer

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1