

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20110218000057990, Shelby County
Probate Judge, Shelby County, Alabama,
02/18/2011.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Seventy-Three Thousand Seven Hundred Three and No/100 (\$373,703.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Larry Eugene Mitchell**, a married man, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto **Concrete Empire, LLC**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Parcel ID #23-1-12-0-000-030.000.

See Exhibit A attached hereto.


Subject To:

1. Ad valorem taxes for 2017 and subsequent years. 2017 ad valorem taxes are a lien but not due and payable until October 1, 2017.
2. Permit to Alabama Power Company recorded in Deed Book 208, Page 603.
3. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
4. Any mineral, mining, oil, gas or other form of subsurface right not owned by Grantor.

This property is no part of Grantor's Homestead.

A purchase money mortgage is being recorded simultaneously herewith in the amount of \$530,000.00.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right


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Shelby Cnty Judge of Probate, AL
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of reversion. Grantor does hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27 day of Feb, 2017.

Larry Eugene Mitchell
Larry Eugene Mitchell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Larry Eugene Mitchell**, a married man, 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 the 27th day of February, 2017.

Elizabeth A. Raley
Notary Public
My commission expires: 6/10/2018

Send tax notice to:
Concrete Empire, LLC
c/o Mr. Lee Pilleteri
P.O. Box 36
Saginaw, AL 35137




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EXHIBIT "A"

Parcel ID - 23-1-12-0-000-030.000

Commence at a found concrete/iron at the SE corner of the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 3 West; thence run North 87 degrees 51 minutes 24 seconds West, along the South line of said 1/4 - 1/4 for (deed 312') measured 333.33 to a set cap rebar and the POINT OF BEGINNING; thence run South 26 degrees 09 minutes 49 seconds West for 311.84 feet to a set cap rebar on the Northeasterly right of way line of U.S. Highway No. 31; thence run North 45 degrees 24 minutes 26 seconds West, along said right of way line for (deed 443.6 feet +/-) measured 422.02 feet to a found cap rebar, situated on the South line of said 1/4-1/4; thence North 51 degrees 08 seconds 23 minutes East for 233.90 to a found cap rebar; thence run North 42 degrees 53 minutes 24 seconds West for 121.61 feet to a cap rebar situated on the Southeasterly line of Fulton Lake Road (40' ROW); thence run North 40 degrees 14 minutes 35 seconds East, along said Fulton Lake Road for 40.32 feet; thence run North 24 degrees 00 minutes 51 seconds East, along said Fulton Lake Road for 33.86 feet; thence run North 8 degrees 31 minutes 07 seconds East, along said Fulton Lake Road for 34.83 feet; thence run North 5 degrees 45 minutes 43 seconds West, along said Fulton Lake Road for 45.01 feet; thence run South 77 degrees 12 minutes 37 seconds East for (deed 406') measured 397.15 feet to a found 2 1/2" open pipe; thence run South 14 degrees 42 minutes 35 seconds West for 275.67 feet to a found square iron rod; thence run South 26 degrees 09 minutes 49 seconds West for 43.09 feet to the Point of Beginning. Situated in Shelby County, Alabama.


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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	<u>Larry Eugene Mitchell</u>	Grantee's Name	<u>Concrete Empire, LLC</u>
Mailing Address	<u>PO Box 7</u> <u>Saginaw, AL 35137</u>	Mailing Address	<u>PO Box 36</u> <u>Saginaw, AL 35137</u>
Property Address	<u>499 US Highway 31 South</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u> </u>
		Total Purchase Price	<u>\$ 373,703.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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


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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 2/21/2017

☐ Unattested

(verified by)

Print

Sign

D. Craig Gall
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1