This Instrument Prepared by:
Wesley M. Graybill
Graybill, Lansche & Vinzani, LLC
2721 Devine Street.
Columbia, SC 29205

# STATUTORY LIMITED WARRANTY DEED

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

That in consideration of Six Hundred Thousand and No/100 Dollars (\$600,000.00) to the undersigned AL ALABASTER MONTEVALLO, LLC, a South Carolina limited liability company (the "Grantor"), in hand paid by Shane M. Jones (the "Grantee"), with a mailing address of 2104 North Grand View Lane, Maylene AL 35114, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on the Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO the following exceptions: (i) ad valorem taxes and governmental assessments not currently due and payable; and (ii) easements, restrictions reservations, rights-of-way, limitations, covenants, conditions and other matters of record in the Office of the Judge of Probate of Shelby County, Alabama, (iii) any matters which a current survey or inspection of the property would reveal, and (iv) any and all rights, title and interests arising out of any prior grants of oil, gas, coal and other minerals affecting the property which are of record in the aforesaid office.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

And subject to the foregoing, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

[Signatures on following page]

## 20171215000448180 12/15/2017 01:36:53 PM DEEDS 2/4 SIGNATURE PAGE TO STATUTORY LIMITED WARRANTY DEED

<u>pecember</u> , 2017.		has hereto set its signature and seal, this the 15th day of
		AL ALABASTER MONTEVALLO, LLC, a South Carolina limited liability company
		By: Name: Philips J. Willson
		Its: <u>nanazer</u>
State of South Carolina	)	
County of Greenville	)	

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Neil Wilson, whose name as Authorized Member of AL ALABASTER MONTEVALLO, LLC, a South Carolina limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such Authorized Member and with full authority, executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and official seal, this the 15 day of Deck, 2017.

Motary Dublic
My Commission
My Commission
Expires Feb. 23, 2026
Acting in the County of

### 20171215000448180 12/15/2017 01:36:53 PM DEEDS 3/4 <u>EXHIBIT "A"</u>

## Legal Description

Lot 1, Alabaster Montevallo Subdivision, as recorded in Map Book 48, Page 12 of the records in the Office of Judge of Probate of Shelby County, Alabama.

#### Real Estate Sales Validation Form

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

Grantor's Name	AL ALABASTER MONTEVALLO, LLC		Grantee's Name	Shane M. Jones
Mailing Address	550 S. Main St., Suite 300		Mailing Address	2104 North Grand View Lane, Maylene AL 35114
	Greenville, SC 29601			THAT THE PARTY OF
Property Address	•	lo D	ate of Sale Sec	ember, 2017
	Subdivision, Alabaster, Al			
	-	T	otal Purchase Price	\$ <u>600,000</u>
			Actual Va	or alue \$ Or
<b></b>	r actual value claimed on this lation of documentary evider	form can be veri		·
Bill of Sale		Appraisal		
Sales Contract		Other		
Closing Statement	20171215000448180	12/15/2017	01:36:53 PM D	EEDS 4/4
	cument presented for recorda			ormation referenced above, the filing
		INSTRUCT	IONS	
Grantor's name and maddress.	ailing address - provide the nam	e of the person of	persons conveying	interest to property and their current mailing
Grantee's name and mai	ling address - provide the name o	f the person or per	sons to whom interest	to property is being conveyed.
Property address - the pass conveyed.	physical address of the property b	being conveyed, if	available. Date of Sa	ale - the date on which interest to the property
Total purchase price - t for record.	he total amount paid for the purch	nase of the propert	y, both real and perso	onal, being conveyed by the instrument offered
Actual value - if the profor record. This may be	perty is not being sold, the true veridenced by an appraisal conduction	alue of the propert cted by a licensed a	y, both real and perso appraiser or the assess	onal, being conveyed by the instrument offered sor's current market value.
property as determined I	and the value must be determined by the local official charged with the total code of Alabama 1975 § 40-22	he responsibility of	timate of fair market valuing property for pr	value, excluding current use valuation, of the operty tax purposes will be used and the taxpayer
I attest, to the best of my statements claimed on the	knowledge and belief that the informistic form may result in the imposition	mation contained in on of the penalty ind	this document is true a licated in <u>Code of Alal</u>	nd accurate. I further understand that any false bama 1975 § 40-22-1 (h).
			RANTOR: L ALABASTER N	MONTEVALLO, LLC
		$\mathbf{B}_{\mathbf{x}}$		
DATE: May 15*			Name: Philip Title: Manag	
Unattested				
	(verified by)	A H. N.	Filed and Recorded Official Public Records Judge James W. Fuhrmeister County Clerk Shelby County, AL 12/15/2017 01:36:53 PM S624.00 CHARITY 20171215000448180	r, Probate Judge,

Form RT-1