

20180510000159590
05/10/2018 08:05:46 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Advanced Turf Care, LLC
Advanced Turf Care LLC
3309 Suckhead Dr
Birmingham AL 35216

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Eighty-Five Thousand Dollars and NO/100 (\$385,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Westervelt Realty, Inc., an Alabama Corporation**, (herein referred to as **Grantor**) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto, **Advanced Turf Care LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantee**), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land located in the SE ¼ of Section 36, Township 19 South, Range 1 East, in Shelby County, AL and lying north of CSX railroad ROW and lying East of Western boundary of Alabama Power electric transmission line Right-of-Way.

Less and Except all Right-of-ways and Easements.

Grantor reserves an easement of approximately fifty (50) feet in width located in the northwest corner of the above described property for the purposes of ingress, egress and utilities to the established private road from Rock School Road to the West boundary of the property as shown on map on the attached Exhibit A.

Grantor hereby reserves all mineral rights unto the grantor.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgage closed 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 Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its Vice President, James J. King, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 2nd day of May, 2018.

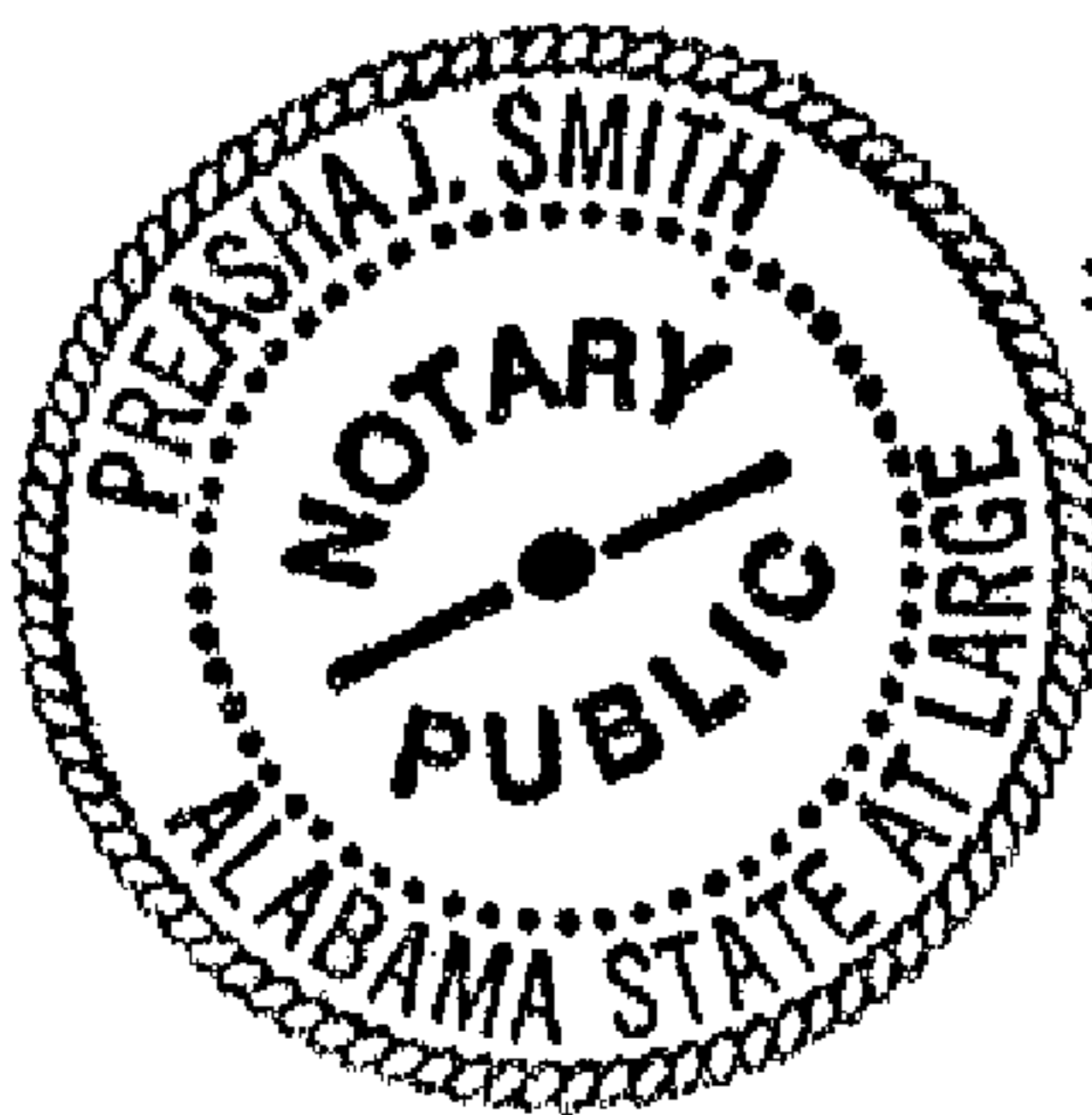
James J. King Jr. (SEAL)
Westervelt Realty, Inc., an Alabama Corporation
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James J. King, Jr.**, whose name as **Vice President of Westervelt Realty, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 2nd day of May, 2018.

Preasha J. Smith
Notary Public
My commission expires: 11/2/19



Real Estate Sales Validation Form

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

Grantor's Name The Westervelt Company Grantee's Name Advanced Turf Care LLC
 Mailing Address 1400 Jack Warner Parkway Mailing Address 3309 Buckhead Dr
Tuscaloosa AL 35404 Birmingham, AL 35216

Property Address See Legal Description

Date of Sale 5/8/18
 Total Purchase Price \$ 385,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/10/2018 08:05:46 AM
 \$406.00 CHERRY
 20180510000159590

James W. Fuhrmeister

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 5/8/18

Print Jeff Marshall