

THIS INSTRUMENT WAS PREPARED BY:

Michael D. Smith
SMITH & STAGGS, LLP
701 22nd Avenue, Suite 1
Tuscaloosa, Alabama 35401
(205) 409-3140

Shelby County, AL 04/08/2019
State of Alabama
Deed Tax: \$100.00



20190408000112940 1/5 \$127.00
Shelby Cnty Judge of Probate, AL
04/08/2019 02:41:17 PM FILED/CERT

STATE OF ALABAMA)
)
TUSCALOOSA COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Shelby County Holdings, LLC** (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto **The Sure Foundation Training Center, Inc.** (herein referred to as "GRANTEE"), the following described real estate situated in Tuscaloosa County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS OF RECORD.


Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining, and all other reversion or reversions, remainder or remainders, rents, issues, and profits thereof except as noted herein; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever as well, in law as in equity, of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, to said GRANTEE, its successors and assigns forever. The

GRANTOR hereby covenants and agrees with said GRANTEE, its successors and assigns, that the GRANTOR, its successors and assigns will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under the GRANTOR, but not further or otherwise.

Upon the acceptance and recording of this deed, GRANTEE accepts possession of the property as of the date hereof on an "AS IS" basis. GRANTOR and GRANTEE agree that the property is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS" with no right of set-off or reduction in the purchase price, and, except for the warranty of title as set forth above, such sale is made without representation or warranty of any kind, express or implied (including, without limitation, warranty of income, warranty of leases, potential operating expenses, uses, merchantability or fitness for a particular purpose), with respect to the condition of the property and hereby disclaim and renounce any such representation or warranty.

SIGNATURE PAGE FOLLOWS


20190408000112940 2/5 \$127.00
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IN WITNESS WHEREOF, GRANTOR has hereunto caused this deed to be executed in its name and its seal affixed on this 14th day of March, 2019.

SHELBY COUNTY HOLDINGS, LLC

By: [Signature]
Ruffino, LLC its Sole Member
By: Judy Livingston, Its Manager

STATE OF ALABAMA §
 §
TUSCALOOSA COUNTY §

I, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that Judy Livingston, whose name as Manager of Ruffino, LLC, the Sole Member of Shelby County Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company on the day the same bears date.

GIVEN under my hand this 14th day of March, 2019.

[Signature]
Notary Public

My Commission Expires Apr 7, 2020

Send ad valorem tax notice to:

The Sure Foundation Training Center, Inc.
310 County Road 71
Thorsby, AL 35171



20190408000112940 3/5 \$127.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
Property Description

PARCEL I

A parcel of land located in the South Half of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of the North Half of the South Half of the Northeast Quarter of the Southwest Quarter of Section 9, Township 22 South, Range 2 West, being the point of beginning; thence run East along the quarter line 182.78 feet to the Westerly right-of-way of U.S. Highway No. 31; thence right 94 degrees, 59 minutes, 15 seconds Southerly along the Westerly right-of-way 16.91 feet to a concrete monument; thence right 86 degrees, 03 minutes, 19 seconds Westerly along said right-of-way 25.37 feet; thence left 86 degrees, 09 minutes, 06 seconds Southerly along the Westerly right-of-way 286.58 feet; thence right 88 degrees, 05 minutes, 34 seconds Westerly 300.04 feet; thence left 93 degrees, 22 minutes, 19 seconds Southerly, 45.53 feet; thence right 90 degrees, 48 minutes, 21 seconds, Westerly 294.79 feet to the Easterly right-of-way of L & N Railroad; thence right 80 degrees, 05 minutes, 37 seconds Northerly, 334.26 feet along said Easterly right-of-way; thence right 99 degrees, 29 minutes, 18 seconds Easterly 517.70 feet to the point of beginning.

Also, a non-exclusive 25-foot easement for a railroad spur line, being more particularly described as follows: Commence at an iron pin found at the Northeast corner of the Southwest quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Westerly along the quarter line 595.28 feet to an iron pin found on the Easterly right-of-way of L & N Railroad and the point of beginning; thence left 100 degrees, 07 minutes, 34 seconds, Southerly along said Easterly right of way 663.09 feet to iron pin; thence left 10 degrees, 30 minutes, 42 seconds 25.35 feet, thence left 80 degrees, 30 minutes, 42 seconds 662.80 feet to the North line of said Southwest quarter; thence left 79 degrees, 52 minutes, 26 seconds 25.40 feet to the point of beginning.

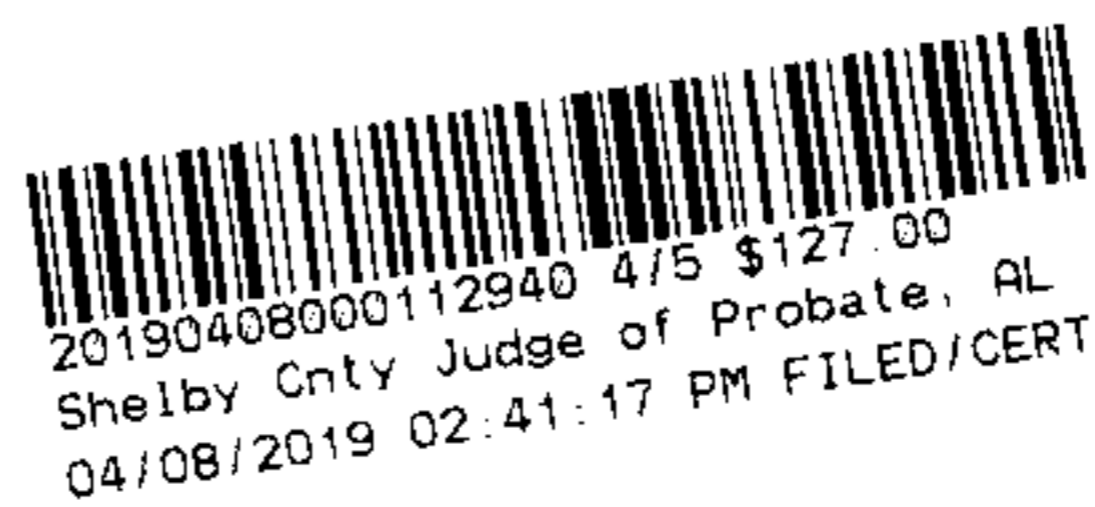
PARCEL II

A parcel of land situated in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of the NW ¼ of the SE ¼ Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence easterly along the south line of said quarter-quarter a distance of 78.55' to a point on the westerly right of way line of U.S. Highway No.31; thence turn 85 degrees 34 minutes 28 seconds left and run northerly along said right of way line a distance of 252.88' to the point of beginning of the property, Parcel 2, being described; thence continue along last described course of distance of 90.00' to a point; thence turn 91 degrees 59 minutes 02 seconds left and run westerly a distance of 300.00' to a point at an existing 10' high industrial fence corner; thence run 88 degrees 12 minutes 27 seconds left and run southerly 90.00' to a point; thence turn 91 degrees 47 minutes 40 seconds left and run easterly a distance of 299.70' to the point of beginning.

SUBJECT TO:

- General and special taxes or assessments for years not yet due and payable.
- Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 87 page 311 in Probate Office 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 SHELBY COUNTY HOLDINGS, LLC
Mailing Address P.O. Box 583
Enterprise, AL 35662

Grantee's Name THE SWAN FOUNDATION
Mailing Address TRAINING CENTER, INC
310 COUNTY RD 71
THORNSAY, AL 35171

Property Address RURAL
U.S. HIGHWAY 31

Date of Sale MARCH 14, 2015
Total Purchase Price \$ 250,000.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 4/2/15

Print [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

