

HIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

P. O. Box 11244

Birmingham, AL 35202-1244

SEND TAX NOTICE TO:


Tyler E. Greene

300 Yeager Parkway

Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED


20190610000202180 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
06/10/2019 11:29:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) and other good and valuable consideration, to the undersigned Roy Martin Construction, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by Tyler E. Greene (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of Section 13, Township 20 South, Range 3 West; thence South 88°32'28" East along the South line of said Section for a distance of 1225.56 feet; thence North 31°22'59" East for a distance of 1233.66 feet to a point in the centerline of Martin Street, said point also being the Point of Beginning; thence North 31°22'59" East along said centerline for a distance of 51.47 feet; thence North 37°04'33" East along said centerline for a distance of 112.61 feet; thence North 46°29'28" West and leaving said centerline for a distance of 67.34 feet to a point on the Southeasterly right of way line of Yeager Parkway (70 foot right of way) also a point on a curve to the right having a central angle of 22°35'03" and a radius of 444.26 feet, said curve subtended by a chord bearing South 53°26'58" West and a chord distance of 173.98 feet; thence along the arc of said curve and along said right of way for a distance of 175.11 feet to the end of said curve; thence South 66°05'28" West along said right of way for a distance of 14.07 feet; thence South 55°48'55" East and leaving said right of way for a distance of 131.98 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes due October 1, 2019, a lien, but not yet payable; (2) Transmission line permit to Alabama Power Company, recorded in Deed Book 101, Page 157; Deed Book 105, Page 22; Deed Book 141, Page 596; Deed Book 170, Page 290; Deed Book 242, Page 952 and Deed Book 248, Page 842, in the Probate Office of Shelby County, Alabama; (3) Easement to Plantation Pipeline as recorded in Deed Book 112, Pages 217 and 218 and Deed Book 254, Page 323, in the Probate Office of Shelby County, Alabama; (4) Right of Way to Shelby County, recorded in Book 121, Page 423, in the Probate Office of Shelby County, Alabama.

\$120,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.


This Deed is executed as required by the Articles of Organization and Operating Agreement of Roy Martin Construction, LLC and same have not been modified or amended.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns, forever.

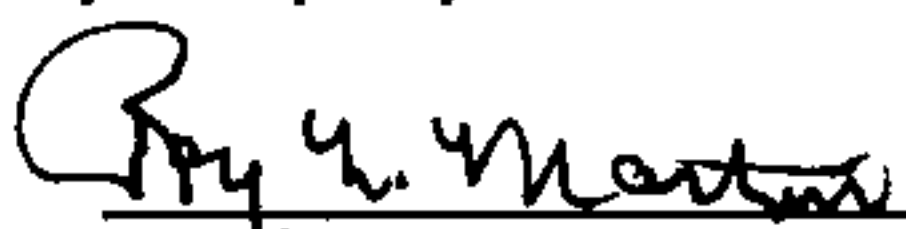
And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 6th day of June, 2019.

WITNESS:



Roy Martin Construction, LLC, an Alabama limited liability company

By: 

Roy L. Martin, its Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Sole Member of Roy Martin Construction, LLC, an Alabama limited liability company, 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, as Sole Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of June, 2019.



My Commission Expires:

Notary Public

20190610000202180 3/4 \$74.00
Shelby Cnty Judge of Probate: AL
06/10/2019 11:29:57 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 Roy Martin Construction, LLC
Mailing Address 1960 Highway 33, Ste. A
Pelham, AL 35124

Grantee's Name Tyler E. Greene
Mailing Address 300 Yeager Parkway
Pelham, AL 35124

Property Address 300 Yeager Parkway
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ 170,000.00
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).

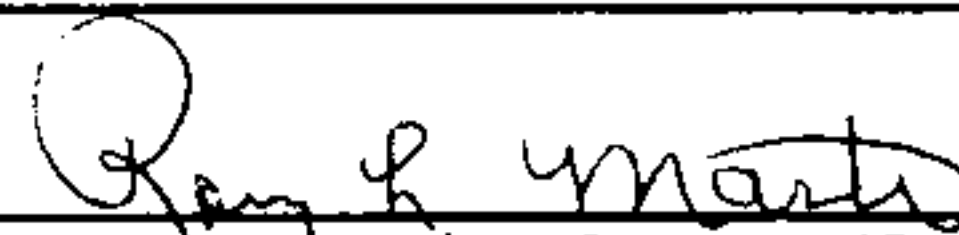
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 6, 2019

Print Roy L. Martin, Sole Member

☐ Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one



20190610000202180 4/4 \$74.00
Shelby Cnty Judge of Probate, AL
06/10/2019 11:29:57 AM FILED/CERT

Form RT-1