

SEND TAX NOTICE TO:
JAMES R POWERS PROPERTIES, LLC
c/o Jim Powers
5767 Chestnut Trace
Hoover, AL 35244

Instrument Prepared by:
Jon J. Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

THIS INDENTURE, Made and entered into on this the 26 day December, 2019, but not legally effective until January 1, 2020, by and between SOUTHERN LANDMARK DEVELOPMENT, LLC, Grantor, and JAMES R POWERS PROPERTIES, LLC, hereinafter referred to as "Grantee".

WITNESSETH: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by said Grantee unto said Grantor, the receipt of which sum of money is hereby acknowledged, the said Grantor has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, Township 21 South, Range 2 West, described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 19 and go North 85 deg. 40 min. 35 sec. West along the South boundary of said 1/4 - 1/4 Section for 49.47 feet to the West boundary of Shelby County Highway No. 87; thence North 87 deg. 58 min. 58 sec. West for 138.11 feet to the point of beginning; thence North 88 deg. 22 min. 23 sec. West for 525.36 feet to the Easterly boundary of I-65; thence North 18 deg. 50 min. 34 sec. West along said Easterly boundary for 1,420.62 feet to the North boundary of said 1/4 - 1/4 Section; thence South 88 deg. 39 min. 06 sec. East along the North boundary of said 1/4 - 1/4 Section 1,080.52 feet to a point on a curve to the left on the West boundary of Shelby County Highway No. 87, said curve having a central angle of 01 deg. 54 min. 47 sec. and a radius of 11,499.16 feet; thence southerly along said curve for 383.95 feet to the point of tangent; thence South 00 deg. 00 min. 38 sec. West along the West boundary of Highway No. 87 for 756.04 feet; thence South 81 deg. 41 min. 20 sec. West for 137.54 feet; thence South 00 deg. 00 min. 48 sec. East for 170.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes due, if any, and taxes for subsequent years; (2) Easements, rights-of-way, restrictions or exceptions of record, if any; (3) Rights of lessees under outstanding leases, if any.

All said lands lying and being situated in Shelby County, Alabama.


SOURCE OF TITLE: Being the same property conveyed to Southern Landmark Development, LLC, by Warranty Deed from Windy Oaks general partnership, dated October 4, 1999 and recorded October 7, 1999, in Instrument Number 1999-41863, in said Probate Court of Shelby County, Alabama.


TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said JAMES R POWERS PROPERTIES, LLC, its successors and assigns forever.

And for the consideration aforesaid, said Grantor hereby covenants with said Grantee that it is seized of a good and indefeasible estate in fee simple in and to said real estate; that it has a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that it will, and its successors and assigns shall forever warrant and defend the title to said real estate unto said Grantee, its successors and assigns, from and against the lawful title, claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the undersigned SOUTHERN LANDMARK DEVELOPMENT, INC. has caused its name to be hereunto signed by Michael L. Wood, its President, with full authority in the premises on this the day and year first hereinabove written.

SOUTHERN LANDMARK DEVELOPMENT, LLC

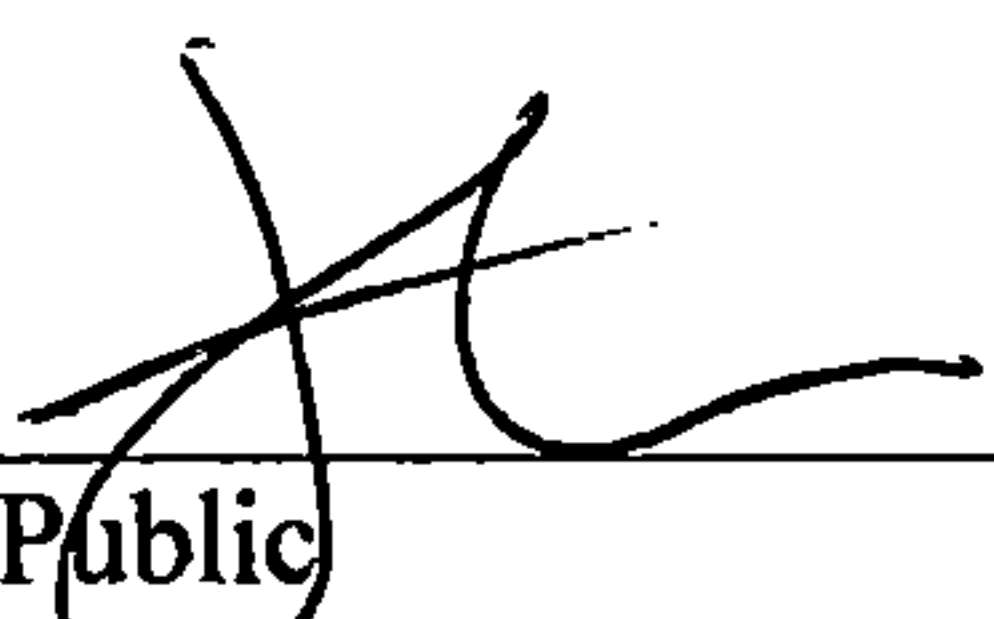

MICHAEL L. WOOD, Its Managing Member


20200102000002650 2/4 \$447.50
Shelby Cnty Judge of Probate, AL
01/02/2020 01:51:25 PM FILED/CERT


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. WOOD, whose name as Managing Member of SOUTHERN LANDMARK DEVELOPMENT, LLC, 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 said conveyance he, as such officer, executed the same for and as the act of said LLC, with full authority in the premises.

Given under my hand and seal of office this the 26 day of December, 2019.



Notary Public
My Commission Expires: 7-17-2022


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Shelby Cnty Judge of Probate, AL
01/02/2020 01:51:25 PM 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 SOUTHERN LANDMARK
Mailing Address DEVELOPMENT LLC
111 A. BOWEN PARKWAY
PELHAM, ALA
3

Grantee's Name JAMES R. POWERS
Mailing Address PROPERTIES
5762 CHESTNUT
TRACE
HOOVER, ALA
35244

Property Address 290 REGENCY
PARK DRIVE
PRABASTER AL
35002

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 416,230

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

20200102000002650 4/4 \$447.50
Shelby Cnty Judge of Probate, AL
01/02/2020 01:51:25 PM FILED/CERT

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 1-02-20

Print JAMES R. POWERS JAMES R
PROPERTIES LLC Powers

☐ Unattested

Sign James R. Powers
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$416.50