

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26180

Send Tax Notice To: LS Property, LLC
PO BOX 204
Columbiana AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Aecletic, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **LS Property, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$160,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March, 2020.

AECLETIC, LLC


By Gregory S. Rushton
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Gregory S. Rushton as Managing Member of Aecletic, 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2020.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

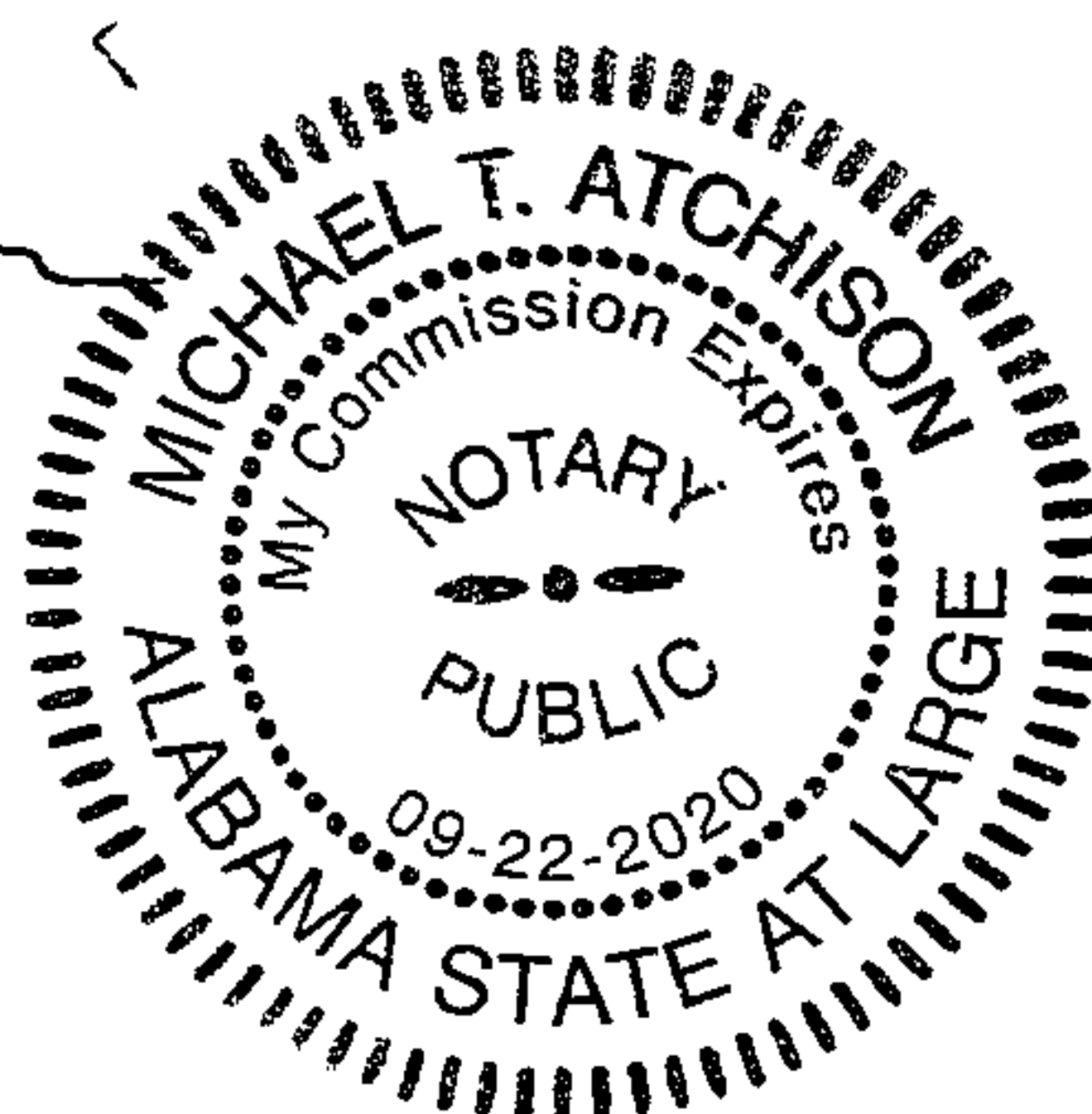


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 342.52 feet; thence turn an angle of 74 degrees 09 minutes 21 seconds to the right and run a distance of 262.74 feet; thence turn an angle of 104 degrees 56 minutes 11 seconds to the right and run a distance of 126.97 feet to the point of beginning; thence continue in the same direction a distance of 75.00 feet; thence turn an angle of 66 degrees 35 minutes 56 seconds to the left and run a distance of 96.98 feet to the Southeast right of way of Alabama State Highway No. 25; thence turn an angle of 86 degrees 38 minutes 19 seconds to the left and run along said highway right of way a distance of 75.00 feet; thence turn an angle of 95 degrees 59 minutes 52 seconds to the left and run a distance of 131.30 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. According to survey of Frank W. Wheeler, RLS #3385, dated October 25, 1983.

Real Estate Sales Validation Form

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

Grantor's Name Aeclitic, LLC
Mailing Address P.O. Box 214, COLUMBIANA, AL 35051
Property Address 21074 Highway 25, Columbiana, AL 35051
Grantee's Name LS Property, LLC
Mailing Address PO BOX 204, Columbiana, AL 35051
Date of Sale March 30, 2020
Total Purchase Price \$170,000.00
Actual Value
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
[] Bill of Sale
[x] 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.
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 March 26, 2020
Unattested
Print Aeclitic, LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2020 01:11:30 PM
\$38.00 CHERRY
20200330000123890

Allen S. Boyd