

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: API Highway 31, LLC

AL 2000 Lay Dam Rd
Clanton AL 35045

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jimmy Lee Edwards, a single** man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **API Highway 31, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 29, Block A, of Nickerson's Addition to Alabaster as shown by plat recorded in Map Book 3, at Page 69, Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT that portion condemned for U.S. Highway #31, as shown by condemnation proceeding recorded in Final Record 16, Page 65, in Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of February, 2023.

Jimmy L. Edwards
Jimmy Lee Edwards

Lakeisha Mann P.O.A.
by: Lakeisha Mann
Attorney in Fact

Power of Attorney recorded in Inst. No. 20160811000287220
Probate Office, Shelby County, Alabama.

State of Alabama

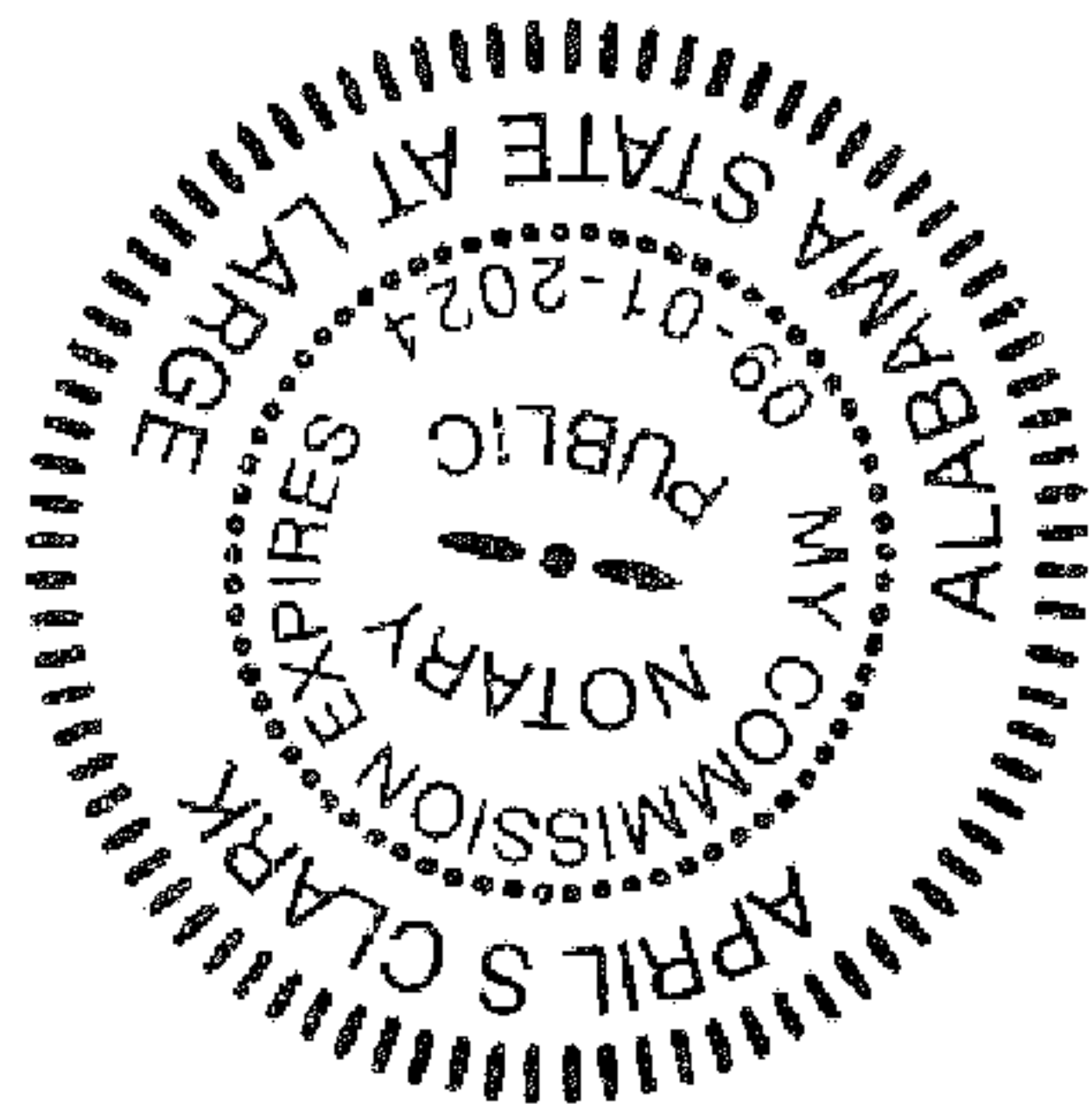
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Lakeisha Mann as Attorney In Fact for Jimmy Lee Edwards, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of February, 2023

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Jimmy Lee Edwards Sr</u>	Grantee's Name	<u>API Alabaster, LLC</u>
Mailing Address	<u>101 Coral Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	<u>0 Highway 31</u> <u>Alabaster, AL 35007</u>	Date of Sale	
		Total Purchase Price	<u>\$180,000.00</u>
		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	☐ 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 of 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 2-3-23

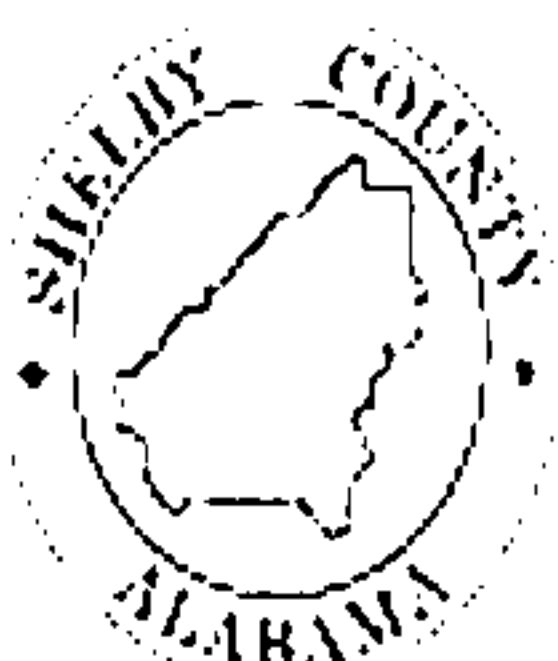
Print Jimmy Lee Edwards

Unattested

Sign JLE P.O.A.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 01:36:43 PM
\$205.00 JOANN
20230227000052710

Form RT-1

Allie S. Bayl