20230519000149460 05/19/2023 11:31:45 AM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Aristy LLC
1534 Windfield Court
Birmingham, AL 35242

STATE OF ALABAMA SHELBY COUNTY **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, R. Allen Henke, an unmarried man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Aristy LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of Section 3, Township 24 North, Range 12 East, and run North along the East line of said Section 3 a distance of 2685.08 feet thence turn an angle of 62 degrees 14 minutes to the left and run a distance of 464.18 feet thence turn an angle of 14 degrees 56 minutes left and run a distance of 621.70 feet to a point on the North right of way line of Alabama Highway 25; thence turn an angle of 5 degrees 42 minutes left and run along the North right of way line of said Highway a distance of 249.10 feet to the point of beginning; thence continue along the North right of way line of said Highway 25 a distance of 42.90 feet; thence turn an angle of 83 degrees 02 minutes right and run 387.60 feet, thence turn an angle of 96 degrees 58 minutes right and run 178.0 feet; thence turn an angle of 83 degrees 02 minutes right and run 202.10 feet; thence turn an angle of 96 degrees 58 minutes right and run 135.10 feet; thence turn an angle of 96 degrees 58 minutes left and run 185.50 feet to the point of beginning, Situated in Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

LESS AND EXCEPT any portion conveyed to the State of Alabama as shown by deed recorded in Real Book 369, Page 874, in Probate Office.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and

administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 19th-day of May, 2023.

R. Allen Henke

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **R. Allen Henke**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2023.

Notary Public

My Commission Expires:

16 125

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

File#: E-5329			
Grantor's Name	R. Allen Henke	Grantee's Name	Aristy LLC
Mailing Address	375 South River Drive	Mailing Address	1534 Windfield Court Birmingham, AL 35242
	<u>Shelby, AL 35143</u>		Diffilligham, AL JJ242
Property Address		Date of Sale	May 19, 2023
	Montevallo, AL 35115	Total Purchase Price Or	\$125,000.00
		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			
X_Sales Co Closing	ntractOther:		
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			

Troperty address and physical address of the property being conveyed, it available. Date of Sale - the date off 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 May 19, 2023

Print: Justin Smitherman

20230519000149460

Sign

(Grantor/Grantee/ Owner/Agent))eircle one

Unattested

Filed and Recorded (verified by) **Official Public Records** Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 05/19/2023 11:31:45 AM \$153.00 JOANN

Form RT-1

alli 5. Beyl