



20120810000295030 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
08/10/2012 11:04:09 AM FILED/CERT

This instrument was prepared by		<u>L & S Small Engine</u>
Mitchell A. Spears, Attorney at Law	Send Tax Notice to:	<u>Repair, LLC</u>
P.O. Box 119	(Address)	<u>4424 Hwy 25</u>
Montevallo, AL 35115		<u>Montevallo, AL 35115</u>

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)** **DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **OVID MERCHANT, JR. also known as OVID MERCHANT, an unmarried man, whose address is P. O. Box 252, Randolph, AL 36792** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **L & S Small Engine Repair, LLC, whose address is 4424 Highway 25, Montevallo, AL 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, the address of which is 4424 Highway 25 (Parcel I) and 140 Wilson Drive (Parcel II), Montevallo, AL 35115, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCOPORATED HEREWITH, AS
THOUGH FULLY SETOUT HEREIN.**

Shelby County, AL 08/10/2012
State of Alabama
Deed Tax: \$20.00

Subject To:

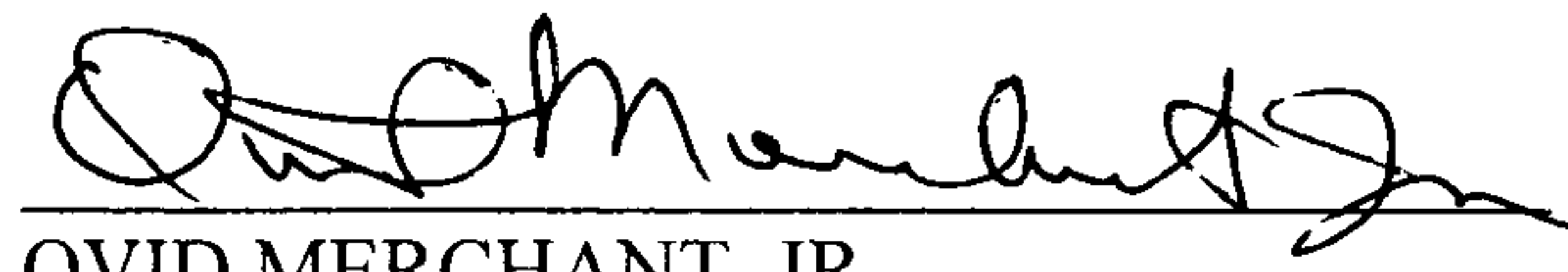
- **Taxes for 2012 and subsequent years.**
- **Restrictive covenants and conditions as shown in deed recorded in Deed Book 110, Page 257; Deed Book 129, Page 534 and deed Book 130, Page 385, in the Probate Office of Shelby County, Alabama.**
- **Power line as shown on survey of Joe Conn, Reg. No. 9049, dated October 14, 1985 (AS TO PARCEL I).**
- **Easement to Montevallo Water and Sewer recorded in Inst. No. 2006-43122.**
- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTOR HEREIN IN THE AMOUNT OF \$280,000.00.**

OVID MERCHANT, JR. IS ONE AND THE SAME PERSON AS OVID MERCHANT, WHO IS THE RECORD TITLE HOLDER OF PARCELS NUMBER 1 AND 2 AS DESCRIBED HEREIN.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

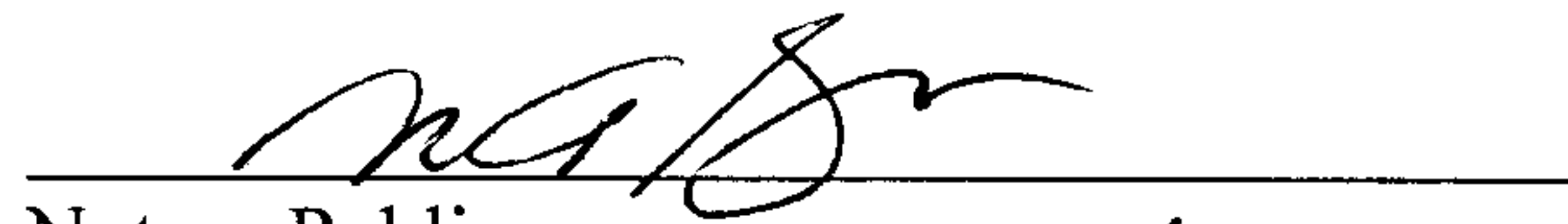
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9th day of Aug., 2012.


OVID MERCHANT, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **OVID MERCHANT, JR.**, whose name 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of Aug. 2012.



Notary Public
My commission expires: 8/13/13



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File No.: s-12-19785

Commitment No.: C-s-12-19785

EXHIBIT A

PARCEL I)

A parcel of land situated in the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, described as follows: Commence at a point where the South boundary of Alabama State Highway No. 25 intersects the West boundary of Wilson Drive and go South 4 degrees 17 minutes East along this West boundary 149.0 feet; thence South 85 degrees 43 minutes West for 172.0 feet; thence south 18 degrees 04 minutes East for 34.0 feet; thence South 73 degrees 00 minutes West for 31.80 feet ; thence North 8 degrees 29 minutes West for 124.30 feet to the SE corner of Alabama Gas Company pump house property; thence North 14 degrees 46 minutes West for 49.50 feet to the Northeast corner of said pump house and the South boundary of Highway No. 25; thence in northeasterly direction go 214.47 feet along a curve having a central angle of 16 degrees 48 minutes a radius of 731.63 feet and subtended by a cord bearing North 81 degrees 20 minutes East for 213.75 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT property conveyed to State of Alabama recorded in Deed Book 369, Page 904, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A parcel of land located in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, being more particularly described as follows:

Beginning at the center corner of Section 3, Township 24 North, Range 12 East as a point of reference; thence North with land line North 1 degree 35 minutes West 838.6 feet to a point 30 feet South of the center line of the Calera-Centre ville Highway; thence North 85 degrees 50 minutes West 322 feet along with and parallel to said highway to the NE corner of lot No. 1; thence South 4 degrees 11 minutes East 120 feet; thence South 85 degrees 49 minutes West 245 feet to the SE corner of Lot No. 2 which is the NE corner of Lot No. 4 herein conveyed; thence South 85 degrees 49 minutes West 172 feet; thence South 17 degrees 58 minutes East 34 feet; thence South 72 degrees 02 minutes West 30 feet; thence South 4 degrees 11 minutes East 60 feet to the SW corner; thence North 85 degrees 49 minutes East 195 feet to the SE corner; thence North 4 degrees 11 minutes West 100 feet to the NE corner or point of beginning; being situated in Shelby County, Alabama.

08/09/12

**STEWART TITLE
GUARANTY COMPANY**

Real Estate Sales Validation Form

Form RT-1

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

Ovid Merchant, Jr., a/k/a

L & S Small Engine Repair, LLC

Grantor's Name Ovid Merchant

Grantee's Name _____

Mailing Address P.O. Box 252Mailing Address 4424 Highway 25Randolph, AL 36792Montevallo, AL 35115Property Address 4424 Highway 25

Date of Sale _____

Montevallo, AL 35115Total Purchase Price \$ 300,000.00

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
XX 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 08/09/12Print Ovid Merchant, Jr., a/k/a
Ovid Merchant

Unattested _____

Mitchell A. Spears
(verified by)

Sign _____

Ovid Merchant Jr.
(Grantor/Grantee/Owner/Agent) circle oneSTATE OF ALABAMACOUNT OF SHELBYSworn to and subscribed before me this the 9th day of Aug., 2012.

Notary Public

My commission expires: 8/13/13

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