



20120817000304500 1/2 \$285.00
Shelby Cnty Judge of Probate, AL
08/17/2012 10:14:07 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
#17 Office Park Circle, Ste. 150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Huneidi Properties, LLC
1827 Lemon Mint Circle
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Thousand and no/100 Dollars (\$270,000.00) to the undersigned Grantor, **CARCO, Inc. formerly J. P. Sales Inc.**, a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **Huneidi Properties, LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Part of the Southwest ¼ of the Southwest ¼ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:
Commence at the Southwest corner of the Southwest ¼ of the Southwest ¼ of said Section 30; thence run East along the South ¼ - ¼ section line for 970 feet; thence turn left 90 degrees for 401 feet to County Road for point of beginning; thence turn an angle left for 180 degrees and run 401 feet to ¼ - ¼ section line; thence turn right 90 degrees and run along section line for 300 feet; thence turn right 90 degrees and run 296.70 feet to County Road; thence run in a Northeasterly direction along County Road for 317 feet to point of beginning.
Less and except the following parcel:
Begin at the Southwest corner of the Southwest ¼ of Southwest ¼ of Section 30, Township 19, Range 2 West, then run East and along the ¼ - ¼ section line for 883 feet, for point of beginning. Thence continue on same line for 87.00 feet, thence turn 90 degrees left for 401.00 feet to right of way of County Road, thence turn 113 degrees left for 158.00 feet, thence turn 77 degrees 30 minutes left for 252.00 feet, thence turn 15 degrees 20 minutes right for 92.00 feet to point of beginning.
Situated in Shelby County, Alabama.**

also known as 2025 Valleydale Road, Pelham, AL 35124

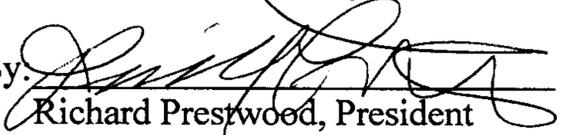
Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CARCO, Inc. formerly J. P. Sales, Inc., by its President, Richard Prestwood, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of June, 2012.

CARCO, Inc. formerly J.P. Sales, Inc.

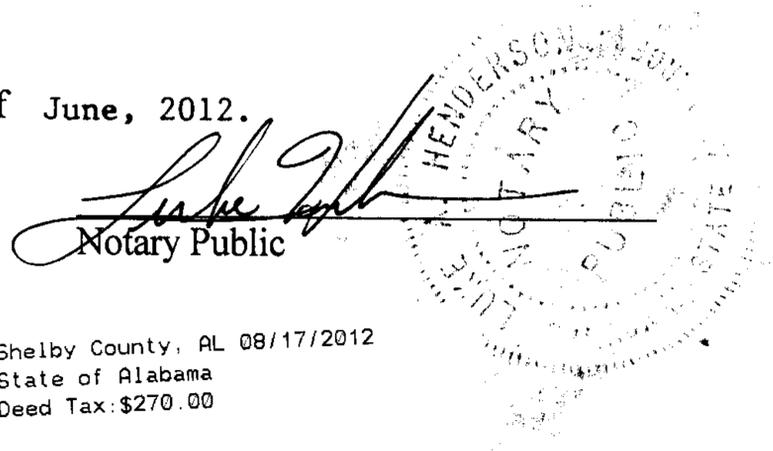
By: 
Richard Prestwood, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard Prestwood as President of CARCO, Inc. formerly J. P. Sales, Inc., a corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of June, 2012.

My Commission Expires: 07/26/16



Grantor's Address:
Carco, Inc.
346 Wixford Trace
Alabaster, AL 35007

Shelby County, AL 08/17/2012
State of Alabama
Deed Tax: \$270.00

Real Estate Sales Validation Form

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

Grantor's Name Carco, Inc
Mailing Address 346 Wixford Trace
Alabaster AL 35007

Grantee's Name Huneidi Properties, LLC
Mailing Address 1827 Lemon Mint Circle
Birmingham AL 35244

Property Address 2025 Volleydale Road
Pelham, AL 35124

Date of Sale June 30, 2012
Total Purchase Price \$ \$270,000.

or
Actual Value \$ 
or
Assessor's Market Value \$ 20120817000304500 2/2 \$285.00
Shelby Cnty Judge of Probate, AL
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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 or the assessor's current market value.

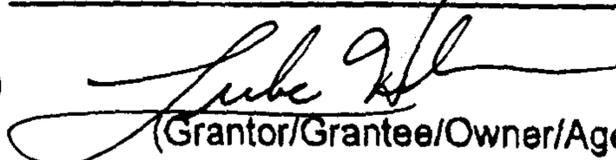
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/15/12

Print Luke Henderson

Unattested

Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)