

Parcel I.D. #:

Send Tax Notice To: Calera-U-Store, Inc.
7850 Highway 31
Calera, AL 35040

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Three Hundred Twenty-Four Thousand Four Hundred Ten Dollars and 00/100 (\$ 324,410.00), the receipt of sufficiency of which are hereby acknowledged, that **Hilton Shirey, a married man**, and **Kevin Hilton Shirey, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Calera-U-Store, Inc., a duly authorized Alabama corporation**, hereinafter known as the GRANTEE;

PARCEL I: Lots 459 and 460 of Dare's Survey of the Town of Calera, Alabama; Said lots having a combined frontage of 100 feet on Gardner Street and a depth of 142 feet; Lying and being in Shelby County, Alabama; Property also being 7 and 8, Block 6, of Dunstan's Map and Survey of the Town of Calera, Alabama.

PARCEL II: Lots 5, 6, 7 and 8, in Block 48 as per survey of J. H. Dunstan of the Town of Calera, Alabama; situated in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

This property does not constitute the Homestead of either of the Grantors.

This deed was prepared without the benefit of a title search, and a survey was performed. The legal description was taken from that certain instrument recorded as Instrument # 1998-29885, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple

shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 17 Day of Aug., 2012.

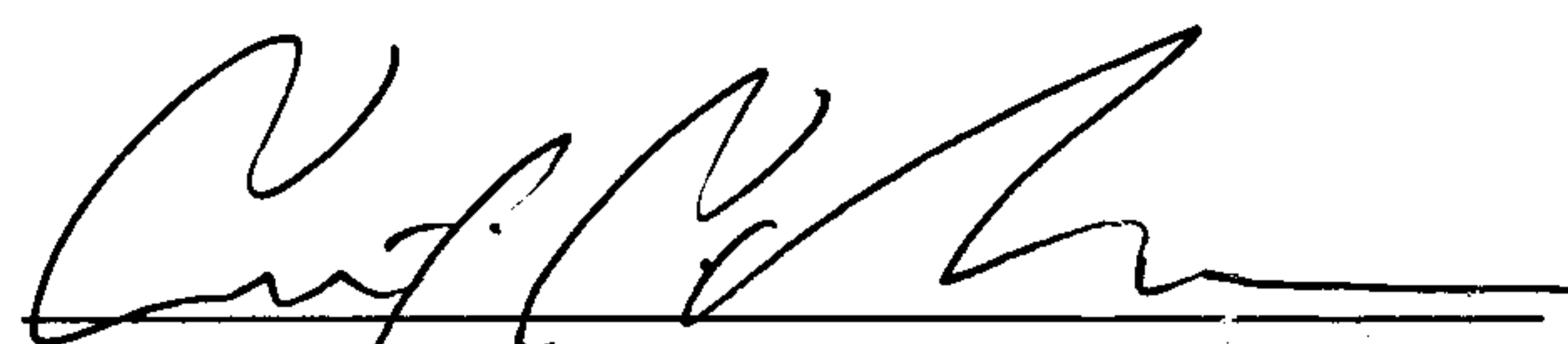

HILTON SHIREY
Grantor


KEVIN HILTON SHIREY
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Hilton Shirey, a married man*, and *Kevin Hilton Shirey, a married man*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 17 Day of Aug., 2012.


NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20120822000314390 2/3 \$342.50
Shelby Cnty Judge of Probate, AL
08/22/2012 11:49:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name HILTON SHIREY v KEVIN SHIREY
Mailing Address 7850 Hwy. 31
CALEXA, AL 35040

Grantee's Name CALEXA V-STOLE, INC.
Mailing Address 7850 Hwy. 31
CALEXA, AL 35040

Property Address 7850 Hwy. 31
CALEXA, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 324,410.00

or
Assessor's Market Value \$ 324,410.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other TAX RECORDS

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.

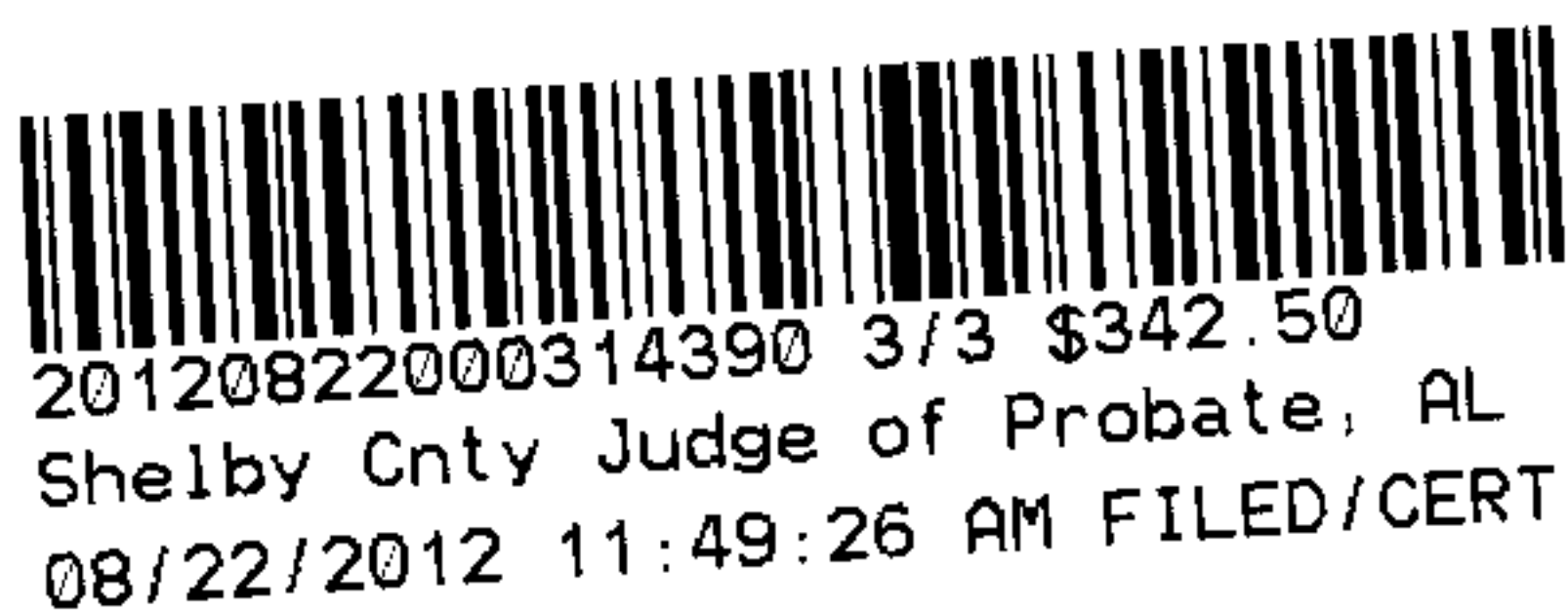
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 8/17/12

Unattested

Print Hilton Shirey
Hilton Shirey
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1