

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Note: Mortgage in the amount of \$188,000.00
is being recorded simultaneously herewith.

STATE OF ALABAMA)	
)	SPECIAL WARRANTY DEED
SHELBY COUNTY)	

That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **Frontier Bank, a Georgia Banking Corporation** (hereinafter referred to as Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **PAAT, Inc.** (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 2, according to the Map and Survey of Muller Commercial Park, as recorded in Map Book 23, Page 164 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and reservations appearing of record and affecting said property.


This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto PAAT, Inc., its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of grantees dissolution or

Shelby County, AL 08/24/2012
State of Alabama
Deed Tax: \$47.00


20120824000317220 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
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dissolution, the entire interest in fee simple shall pass to the successors and assigns of the grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, Frontier Bank, a Georgia Banking Corporation has caused this conveyance to be executed in their names by its seal affixed this the 23rd day of August, 2012.

FRONTIER BANK, A GEORGIA
BANKING CORPORATION

By: [Signature]
Its: Senior Vice President

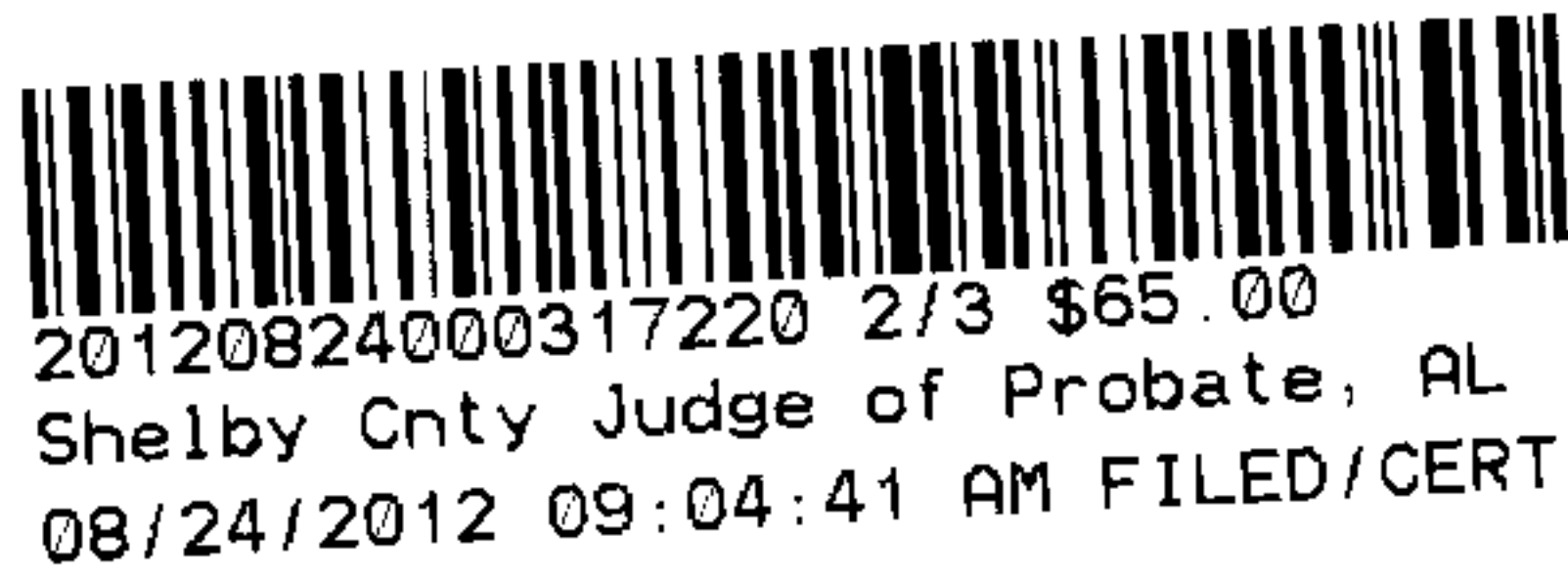
STATE OF ALABAMA)
)
Shelby COUNTY)

I, Burt Newome, a Notary Public in and for said County and State, hereby certify that John Robinson, whose name as Senior Vice President of Frontier Bank, a Georgia Banking Corporation is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, (s)he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of August, 2012.

[Signature]
Notary Public

My commission expires: 7/25/16



Real Estate Sales Validation Form

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

Grantor's Name Frontier Bank
Mailing Address P.O. Box 414
Chelsea, AL 35043

Grantee's Name PAAT, Inc.
Mailing Address 5786 Willow Lake Dr
Hoover, AL 35244


Property Address 7447 Highway 51
Sterrett, AL 35147

Date of Sale 8/23/12
Total Purchase Price \$ 235,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20120824000317220 3/3 \$65.00
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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 8/23/12

Print Burt Newsome

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one