

This instrument was prepared by

Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Vulcan Holdings, LLC
(Address) P. O. Box 100
Shannon, AL 35142

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$225,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Timothy E. Bragg and wife, Virginia A. Bragg, whose address is 3164 County Road 73, Randolph, Alabama 36792** (herein referred to as Grantor, whether one or more), conveys unto **Vulcan Holdings, LLC, whose address is P. O. Box 100, Shannon, Alabama 35142** (herein referred to as Grantee, whether one or more), the following described real estate, located at 3490 Highway 25 South, Montevallo, Alabama 35115, situated in **SHELBY** County, Alabama, to-wit:

Commencing at the Southeast corner of the NE ¼ of Section 4, Township 24 North, Range 12 East and run North 64 degrees 5 minutes West 243.3 feet to the south boundary of the right of way of State Highway No. 25 for point of beginning of a lot herein conveyed; run thence South 18 degrees 45 minutes West 302.5 feet; run thence North 52 degrees 15 minutes West 165 feet, more or less, to the southeast boundary of the right of way of State Highway No. 25; run thence in a northeasterly direction along the southeast boundary of said State Highway No. 25 to point of beginning. Being situated in the SE ¼ of NE ¼ and NE ¼ of SE ¼ of said Section 4, Township 24 North, Range 12 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

According to the survey of Joseph Schifano, III, dated January 25, 2013.

LESS AND EXCEPT, property conveyed to State of Alabama, recorded in Real Book 361, Page 289, Probate Office, Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2013 and subsequent years.
- Right of way to Shelby County recorded in Deed Book 76, Page 436.
- Transmission line permit to Alabama Power Company recorded in Deed Book 179, Page 86.
- Easement to The Water Works and Sewer Board of the City of Montevallo, recorded in Inst. No. 2002-3940.


20130215000067150 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
02/15/2013 03:47:06 PM FILED/CERT

Shelby County, AL 02/15/2013
State of Alabama
Deed Tax: \$25.00

- Encroachment upon property adjoining on the East by the 1 story concrete block building appurtenant to insured premises, as shown by plat of Joseph Schifano, dated January 11, 2013.
- Encroachment of concrete slope paved headway as shown on survey of Joseph Schifano, dated January 11, 2013.
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTORS, IN THE AMOUNT OF \$200,000.00.

REFERENCE IS HEREBY MADE TO GRANTOR'S AFFIDAVIT HERETO ATTACHED AS EXHIBIT A, SAME BEING INCORPORATED HERewith.

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 14th day of Feb., 2013.

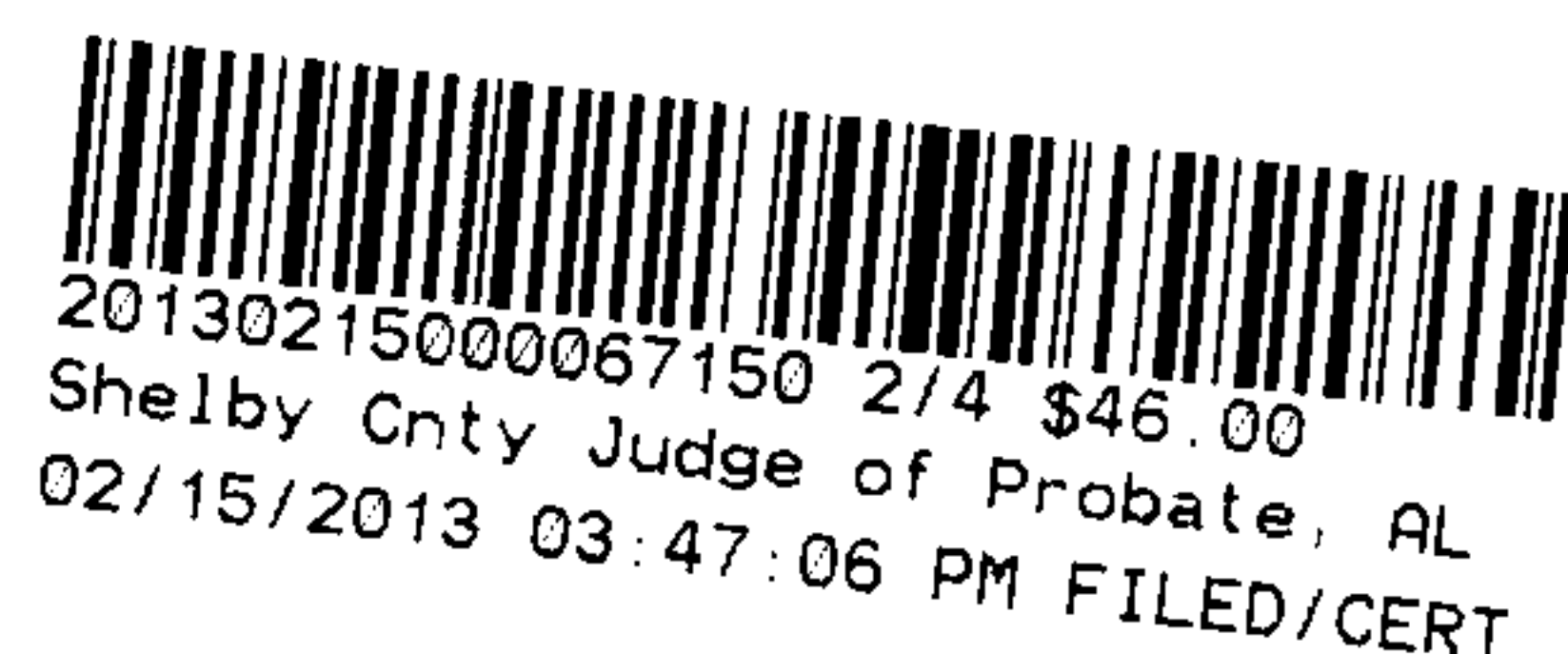
Timothy E. Bragg
Timothy E. Bragg

Virginia A. Bragg
Virginia A. Bragg

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Timothy E. Bragg and Virginia A. Bragg**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of Feb., 2013.



[Signature]
Notary Public
My commission expires: 8/13/13

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Timothy E. Bragg
Mailing Address 3164 County Rd. 73
Randolph, AL 36792

Grantee's Name Vulcan Holdings, LLC
Mailing Address P. O. Box 100
Shannon, AL 35142

Property Address 3940 Highway 25 S
Montevallo, AL 35115

Date of Sale 02/14/2013
Total Purchase Price \$ 225,000.00
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 ☐ 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).

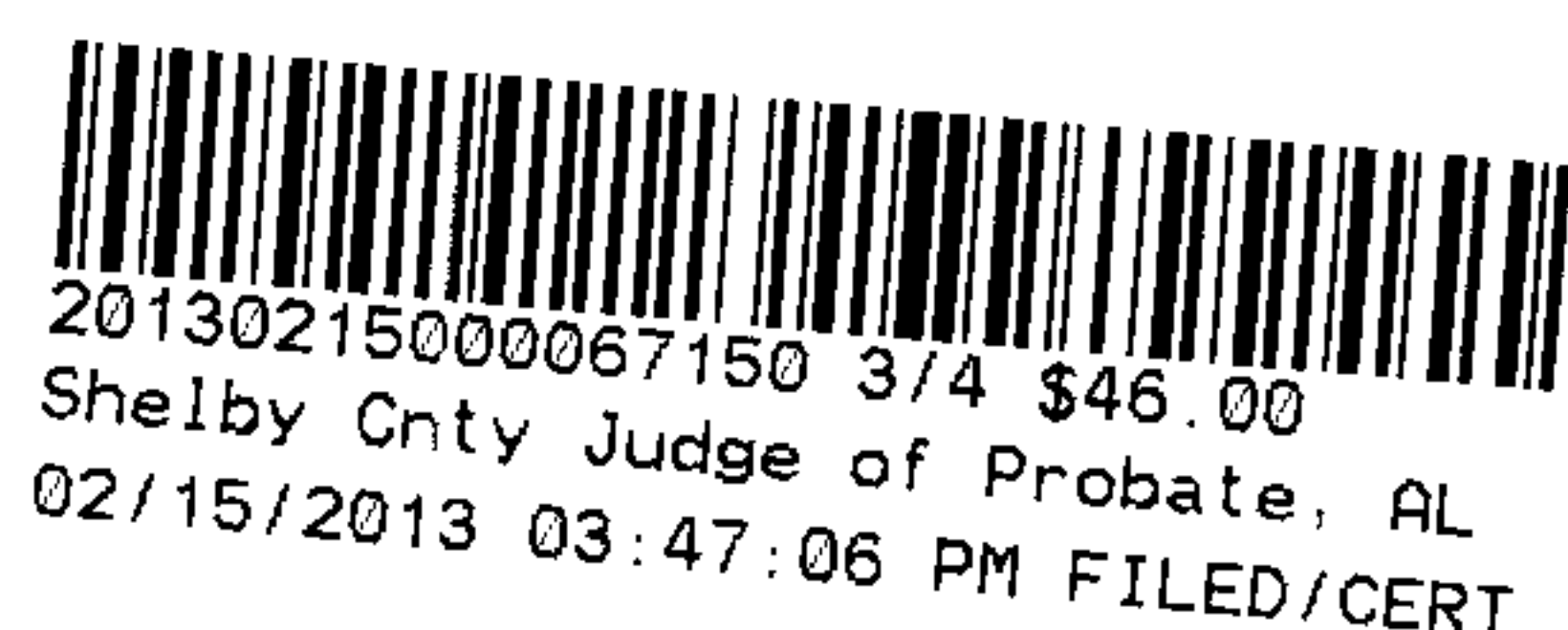
Print Timothy E. Bragg

Attested by Mitchell A. Spears

Sign Timothy E. Bragg
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 14th day of February, 2013.



Notary Public
My commission expires: 8/13/13

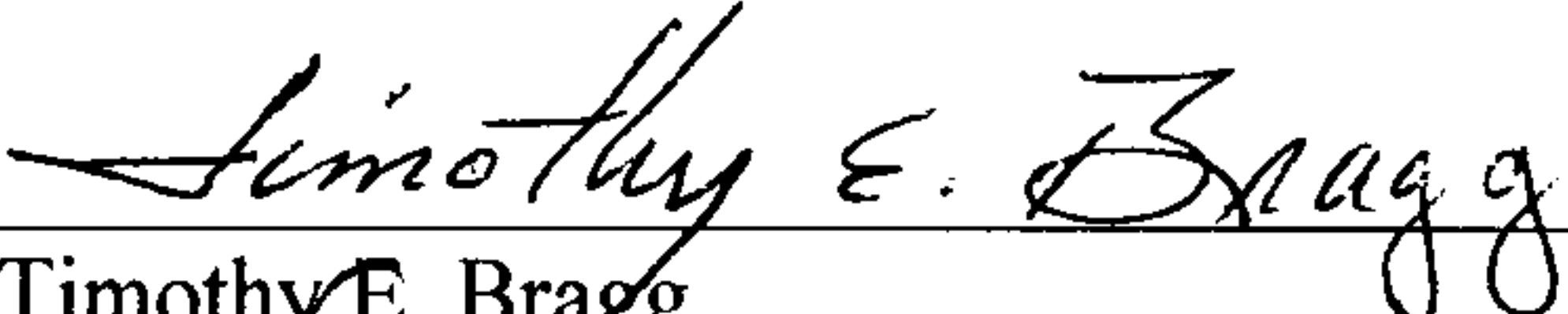
GRANTORS' AFFIDAVIT
(Exhibit "A")

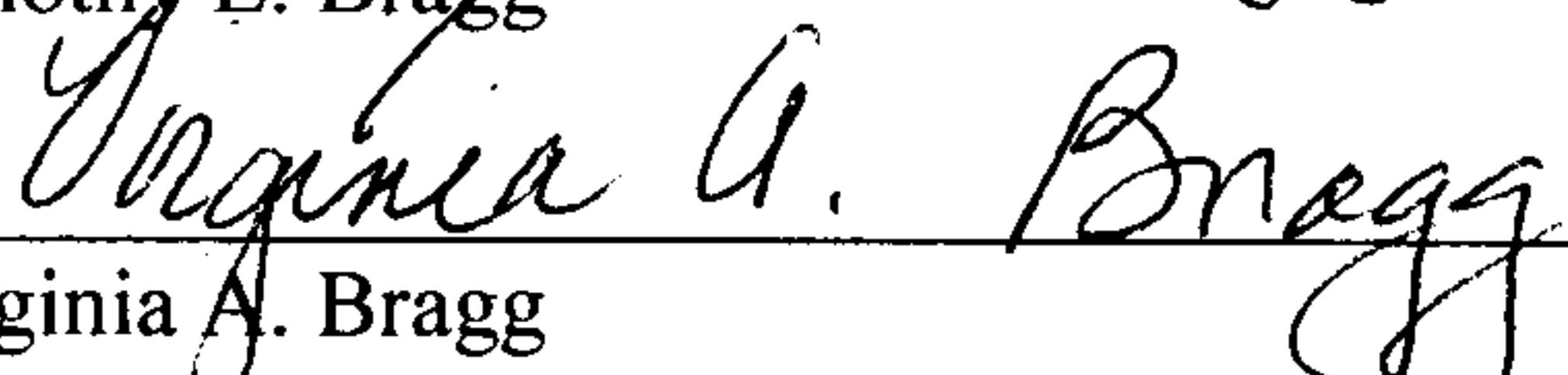
COME NOW Timothy E. Bragg and Virginia A. Bragg, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiants have personal knowledge of the facts stated herein, are each over the age of sixty (60) years, and are competent to execute this Affidavit.
2. On May 30, 1984, Affiants purchased certain real property, situated in Shelby County, Alabama, more particularly described as follows:

Commencing at the Southeast corner of the NE ¼ of Section 4, Township 24 North, Range 12 East and run North 64 degrees 5 minutes West 243.3 feet to the south boundary of the right of way of State Highway No. 25 for point of beginning of a lot herein conveyed; run thence South 18 degrees 45 minutes West 302.5 feet; run thence North 52 degrees 15 minutes West 165 feet, more or less, to the southeast boundary of the right of way of State Highway No. 25; run thence in a northeasterly direction along the southeast boundary of said State Highway No. 25 to point of beginning. Being situated in the SE ¼ of NE ¼ and NE ¼ of SE ¼ of said Section 4, Township 24 North, Range 12 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

3. During Affiants' ownership of the above described property, the Affiants have used said premises for their own business purposes, and have, periodically, leased subject property to tenants. Subject property has been used openly, notoriously, continuously, by Affiants, and without interruption by any other person or entity since the date of Affiants' acquisition of title, as hereinabove referenced. Consequently, for a period exceeding 28 years, the Affiants have owned and solely used said real property, without the intervening claim of any other person or entity to any claim of right, title or interest in and to the above described real property.

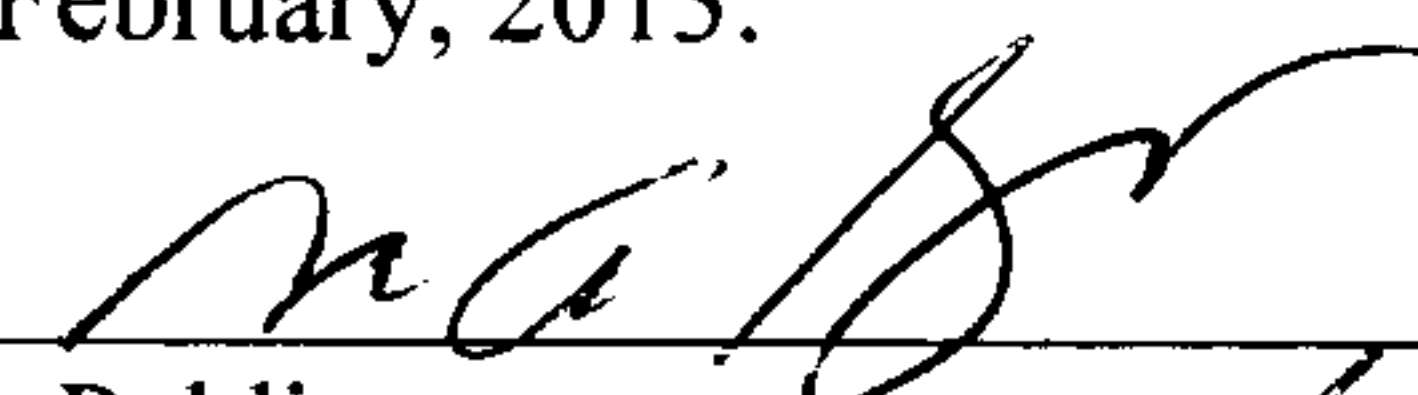


Timothy E. Bragg


Virginia A. Bragg

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 14th day of February, 2013.



Notary Public
My commission expires: 8/13/13

