

20130402000136170 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
04/02/2013 01:24:51 PM FILED/CERT

Shelby County, AL 04/02/2013
State of Alabama
Deed Tax: \$25.00

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Forty Three Investments, LLC
228 Hawthorn Street
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand and No/00 Dollars (\$25,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Louis Ferlisi and wife, Sylvia Ferlisi, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Forty Three Investments, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

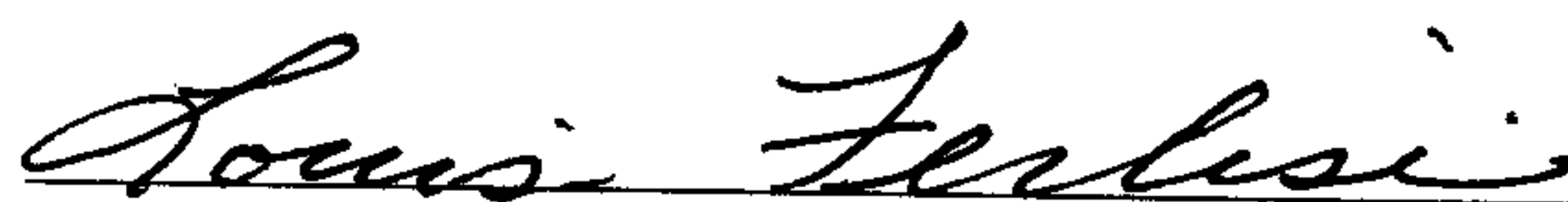
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of April, 2013.

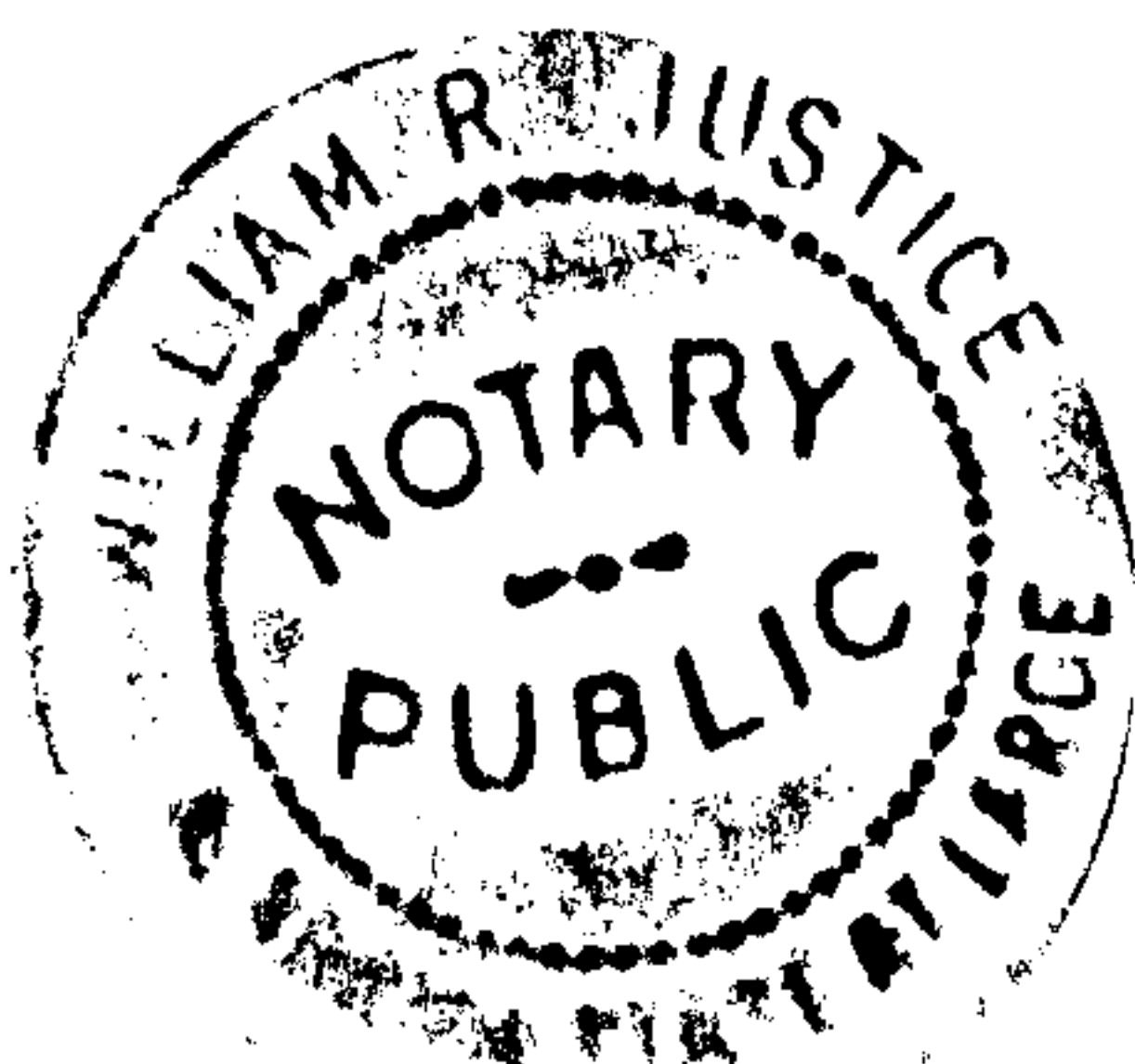

Louis Ferlisi


Sylvia Ferlisi

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louis Ferlisi and Sylvia Ferlisi, who 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2013.





Notary Public
My Commission Expires: 9/12/15

EXHIBIT "A"
LEGAL DESCRIPTION

From the SE corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northwesterly along the diagonal line of the SW $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 1900.67 feet to the NW corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence continue NW along the diagonal line of the SW $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 231.87 feet to the SE right of way of Shelby County Highway No. 43; thence left $90^{\circ}56'31''$ SW along said right of way for a distance of 1681.92 feet to the W $\frac{1}{4}$ - $\frac{1}{4}$ section line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left $43^{\circ}50'30''$ southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for a distance of 340.17 feet to the SW corner of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left $91^{\circ}05'18''$ E along the S $\frac{1}{4}$ - $\frac{1}{4}$ section line said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the S $\frac{1}{4}$ - $\frac{1}{4}$ section line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 2679.08 feet to the point of beginning.

LESS AND EXCEPT:


A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the SW $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

From the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said section 15 Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said SW $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ for a distance of 916.56 feet, to the point of beginning; thence left $99^{\circ}41'58''$ southwesterly for a distance of 462.14 feet; thence right 90° Northwesterly for a distance of 407.0 feet; thence right 90° northeasterly for a distance of 607.86 feet, to the northeast diagonal line of said SW $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence right $99^{\circ}41'58''$ southeast along said line for a distance of 432.25 feet to the point of beginning.

Also, a 20 foot Road Easement more particularly described as follows:

A part of the SW $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 15, Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said SW $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 916.56 feet; thence left $99^{\circ}41'58''$ southwest for a distance of 462.14 feet; thence right 90° , northwesterly, for a distance of 399.10 feet to point of beginning of centerline of survey of 20 foot wide road easement; thence left $44^{\circ}51'53''$ southwesterly, for a distance of 161.04 feet; thence left $9^{\circ}13'51''$ southwesterly, for a distance of 115.10 feet; thence left $1^{\circ}34'19''$ southwesterly, for a distance of 121.92 feet; thence right $43^{\circ}01'59''$ northwesterly for a distance of 96.10 feet, thence right $46^{\circ}13'47''$ Northwesterly, for a distance of 74.82 feet; thence right $12^{\circ}38'48''$ Northwesterly for a distance of 96.77 feet; thence right $26^{\circ}12'51''$ Northeasterly for a distance of 125.23 feet; thence left $29^{\circ}22'02''$ Northwesterly, for a distance of 124.29 feet; thence left $12^{\circ}55'21''$ Northwesterly for a distance of 102.78 feet; thence left $7^{\circ}57'32''$ Northwesterly for a distance of 88.27 feet to the Southeast ROW of Shelby County Highway No. 43 to point of ending. Said 20 foot wide road easement being 10 feet right of centerline and 10 feet right of described centerline of survey.


20130402000136170 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
04/02/2013 01:24:51 PM 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 : Louis Ferlisi & Sylvia Ferlisi
Mailing Address 2468 Bearcreek Road
Sterrett, AL 35147

Grantee's Name: Forty Three Investments, LLC
Mailing Address: 228 Hawthorn Street
Birmingham, AL 35242

Property Address: Bear Creek Road
Sterrett, AL 35147
Parcel ID#09-5-15-0-000-009.001

Date of Sale 4-1-13

Total Purchase Price \$ 25,000.00

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 – Tax Assessor 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 4-1-13

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

Print Louis Ferlisi

☐ Unattested

William R. Jentz
(Verified by)