



20130925000385780 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
09/25/2013 11:29:16 AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P. O. Box 119
Montevallo, AL 35115
205/665-5076

Send Tax Notice to:

(Name) Kittrell Properties, LLC

(Address) P O Box 8

Pelham AL 35124

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND 00/100 (\$265,000.00) DOLLARS**, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **EB Investments, LLC, an Alabama limited liability company** (herein referred to as grantor) hereby grants, bargains, sells and conveys unto **Kittrell Properties, LLC, an Alabama limited liability company** (herein referred to as grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 6, according to the Survey of Lanceford's Industrial Park, as recorded in Map Book 7, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2013 and subsequent years.**
- **Any mining or mineral rights leased, granted or retained by current or prior owners.**
- **Easements and building line as shown on recorded map.**
- **Right of way granted to Alabama Power Company as set out in instruments(s) recorded in Deed Book 317, Page 489; Deed Book 245, Page 120; Deed Book 118, Page 581 and Instrument No. 20020821000298870.**
- **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 314, Page 260.**
- **\$212,000.00 OF THE CONSIDERATION PAID IS SECURED BY A PURCHASE MONEY FIRST MORTGAGE, EXECUTED ON EVEN DATE HERewith.**


TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns forever.

Shelby County, AL 09/25/2013
State of Alabama
Deed Tax: \$53.00

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, their or its 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 19th day of September, 2013.

EB Investments, LLC



By: Edwin L. Buker

Its: Manager

General Acknowledgement

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edwin L. Buker** whose name as Manager of **EB Investments, LLC**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand and official seal, this the 19th day of September, 2013.



Notary Public

My Commission Expires: 7-31-17



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

Grantor's Name EB Investment, LLC
Mailing Address 1195 Greystone Crest
Birmingham AL 35242

Grantee's Name Kittrell Properties, LLC
Mailing Address P O Box 8
Pelham AL 35124

Property Address 200 Bearden Rd
Pelham AL 35124

Date of Sale September 19, 2013

Total Purchase Price \$ 265,000.00

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

X 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 _____ Print By: Edwin L. Buker Its: Manager

Verified by: Mitchell A. Spears

Sign

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)

COUNT OF SHELBY)

Sworn to and subscribed before me this the 19th day of September, 2013.

Notary Public

My commission expires:

7-31-17

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