

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Western REI, LLC
P.O. Box 3610
Hueytown, AL 35023

Corporation Form Warranty Deed

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20131209000473450 1/2 \$113.00
Shelby Cnty Judge of Probate, AL
12/09/2013 09:19:19 AM FILED/CERT

That in consideration of Ninety Six Thousand dollars and Zero cents (\$96,000.00) to the undersigned grantor, Patriot Point, LLC, an Alabama Limited Liability Company a corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Western REI, LLC (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 5 through 28, inclusive, according to the Final Plat of Patriot Point, as recorded in Map Book 38, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.


\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by Scott Lovelady as its, Managing Member who is authorized to execute this conveyance, hereto set its signature and seal, this the 6th day of December, 2013.

Patriot Point, LLC, an Alabama Limited Liability Company

By: 
Scott Lovelady, Managing Member

STATE OF ALABAMA

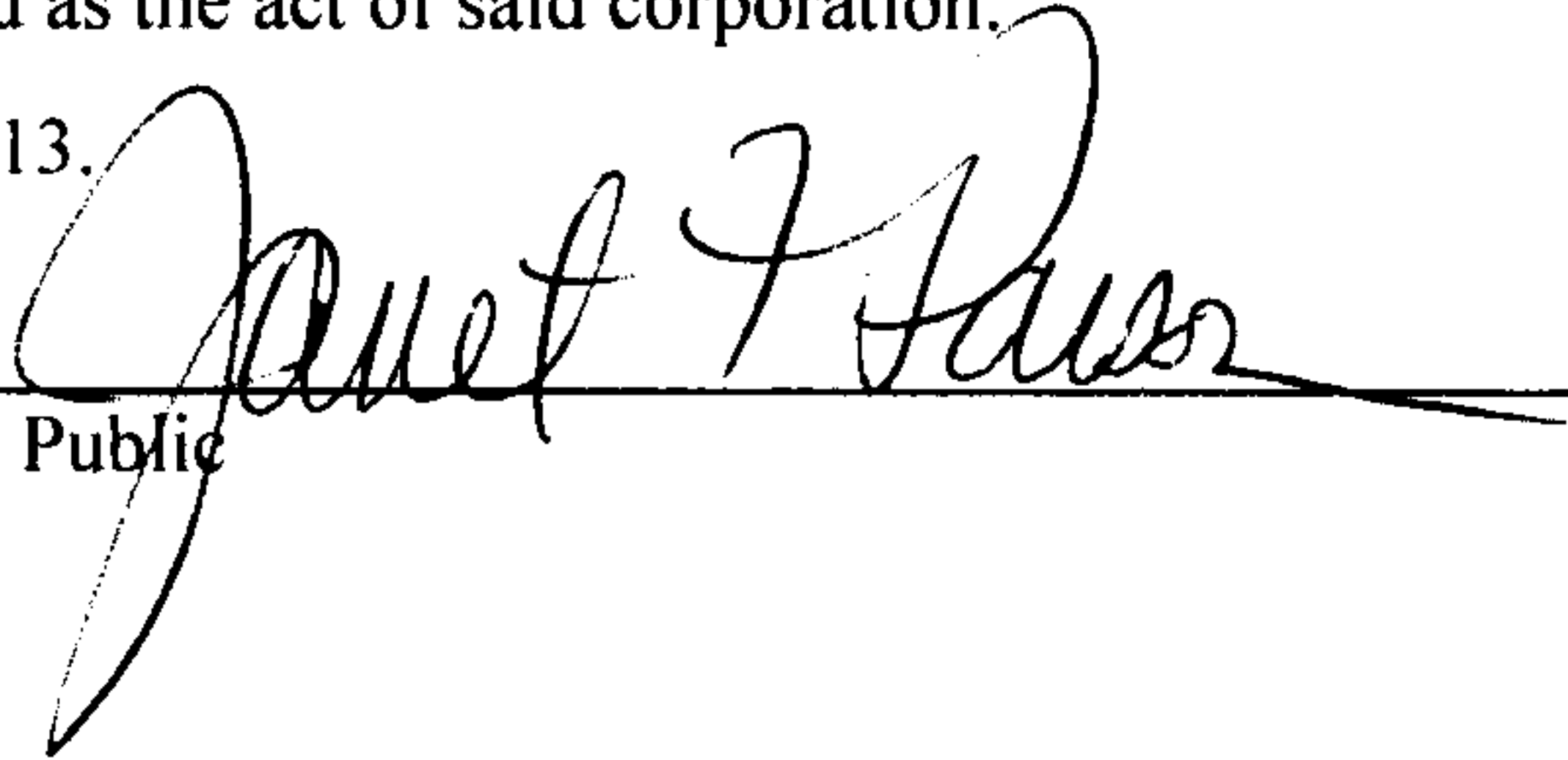
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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Scott Lovelady , whose name as Managing Member of Patriot Point, LLC, an Alabama Limited Liability Company, a corporation, 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 corporation.

Given under my hand and official seal, this the 6th day of December, 2013.

My Commission Expires: 10-4-16


Notary Public

Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$96.00

Real Estate Sales Validation Form

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

Grantor's Name Patrist Point LLC
Mailing Address 3929 Hwy 25
Montevallo, AL
35115

Grantee's Name Western REI LLC
Mailing Address P O Box 3610
Hueytown, AL 35023

Property Address _____

Date of Sale 12/6/13
Total Purchase Price \$ 92,000.00
Or
Actual Value \$ _____
Or
Assessors 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

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12/6/13

_____ Unattested _____
(verified by)

Print Janet Person
Sign Janet Person
(Grantor/Grantee/Owner/Agent) circle one