

This Instrument Prepared By:
Tom Ansley, Esquire
SIROTE & PERMUTT, P.C.
P.O. Box 55727
Birmingham, Alabama 35255-5727

Send Tax Notice to:
Alabama NR Properties, LLC
130 Commerce Court
Pelham, Alabama 35124
Attention: Ned Jones

STATE OF ALABAMA)



20140814000254470 1/4 \$128.00
Shelby Cnty Judge of Probate, AL
08/14/2014 12:13:02 PM FILED/CERT

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Third Avenue North Properties, Inc.**, an Alabama corporation (hereafter referred to as "Grantor"), in hand paid by **Alabama NR Properties, LLC**, an Alabama limited liability company (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate ("Real Estate") situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

TOGETHER WITH All hereditaments, easements, rights-of-way, drives, alleys, parking areas and appurtenances thereunto belonging, or in any way appertaining to the Real Estate (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Real Estate, to the centerline thereof, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Real Estate by reason of change of grade of any street).

This conveyance is made subject to the following:

1. 2014 ad valorem taxes, which are not yet due and payable; and
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.
3. Any restrictions, easements, setback lines and notes reflected on Map Book 18, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Terms, conditions and provisions of that certain Declaration of Protective Covenants dated June 28, 1994 and recorded on July 5, 1994 in Instrument No 1994-21077, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor will warrant and defend the above described Real Estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on
this the 1st day of August, 2014.

“Grantor”

Third Avenue North Properties, Inc.

By: _____

Name: George M. Vaughn

Title: President

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that George M. Vaughn, whose name as President of **Third Avenue North Properties, Inc.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 1st day of August, 2014.

Pamela B. Thomas

Notary Public

My commission expires: MY COMMISSION EXPIRES 08/13/201


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EXHIBIT A

A part of Lot 7, Oak Mountain Commerce Place, as recorded in Map Book 18 Page 58, in the Office of the Judge of Probate of Shelby County, Alabama, being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the NE corner of Section 1, Township 19 South, Range 3 West, said point also being the NW corner of Section 6, Township 20 South, Range 2 West, and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 318.16 feet to the point of beginning; thence continue along last described course a distance of 175.00 feet; thence 90 deg. left in an Easterly direction a distance of 171.64 feet to the Westerly right of way line of Commerce Court; thence 90 deg. left in a northerly direction along said right of way line a distance of 175.00 feet; thence 90 deg. left in a Westerly direction 171.64 feet to the point of beginning; being situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name: Third Avenue North Properties, Inc. Address: 2717 Countrywood Way Birmingham, AL 35243	Grantee's Name: Alabama NR Properties, LLC Address: 130 Commerce Ct. Pelham, Alabama 35124 Date of Sale: August <u>7</u> , 2014 Total Purchase Price \$525,000.00 Or Actual Value \$ <u>N/A</u> Or Assessor's Market Value \$ <u>N/A</u>
Property Address: 130 Commerce Ct Pelham, AL 35124	

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 ☒ Closing Statement
☐ Sales Contract ☐ 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

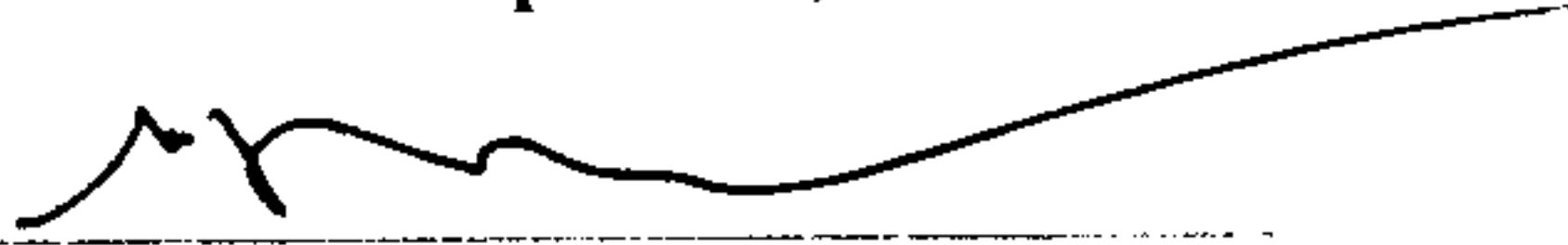
Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for 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 § 40-22-2 (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 § 40-22-2 (h).

Date: August <u>7</u> , 2014 Unattested _____	Third Avenue North Properties, Inc. By:  Name: George M. Vaughn Title: President (verified by) _____ (Grantor/Grantee/Owner/Agent) circle one
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Form RT-1



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