

SEND TAX NOTICES TO:

DUFF PROPERTIES LLC

Attn: Robert K. Duff

1031 14th Street

Calera, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20141106000351370 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/06/2014 02:52:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$147,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, PEEK'S AUTO TOPS AND INTERIORS, INC. (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto DUFF PROPERTIES LLC, an Alabama limited liability company (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 5th day of November, 2014.

PEEK'S AUTO TOPS AND INTERIORS, INC.

By: _____

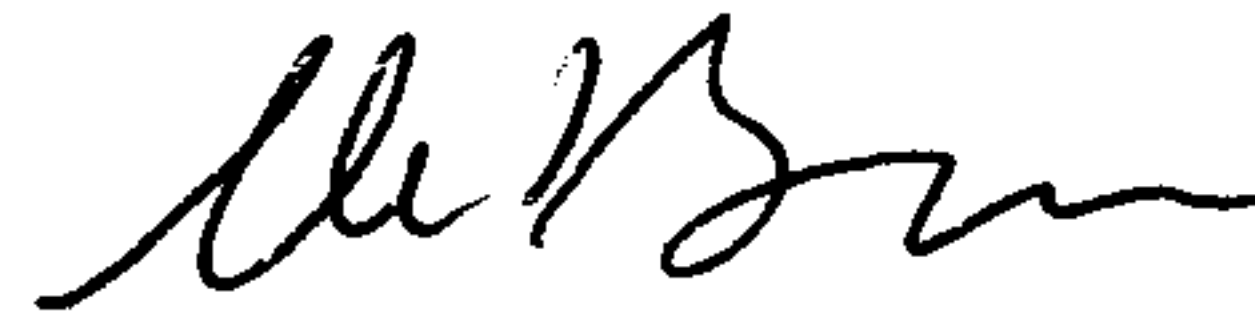
Print Name: Franklin Peek

Title: President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Franklin Peek, whose name as President of PEEK'S AUTO TOPS AND INTERIORS, INC., a 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 5th day of November, 2014.



NOTARY PUBLIC

My Commission Expires: 12/14/2016

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

[D-7933]



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EXHIBIT "A"

Lots 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 26, according to Dunstan's Map of the Town of Calera, Alabama, situated in Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2015, a lien but not yet payable; and ii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.



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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 Peek's Auto Tops and Interiors, Inc.
Mailing Address 111 Indian Landing Rd.
Prichard, AL 35124

Grantee's Name Duff Properties LLC
Mailing Address 1000A Hwy. 52
Helena, Alabama 35080

Property Address 1031 14th Street
Calera, AL 35040

Date of Sale November 5, 2014
Total Purchase Price \$ 147,500.00

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

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 November 5, 2014

Print Robert K. Duff (Sole Member of Duff Properties LLC)(Grantee)

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one


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Form RT-1