

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

Send Tax Notice to:
Alabama Pick And Trade LLC
33709 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty Thousand and No/00 Dollars (\$180,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David W. Hulsey, a married man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Alabama Pick And Trade LLC, an Alabama Limited Liability Company (herein referred to as grantee, whether one or more)**, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 22nd day of December, 2014.

David W. Hulsey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David W. Hulsey, who 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2014.

My Commission Expires: 9/12/15

William R. Justice
Notary Public

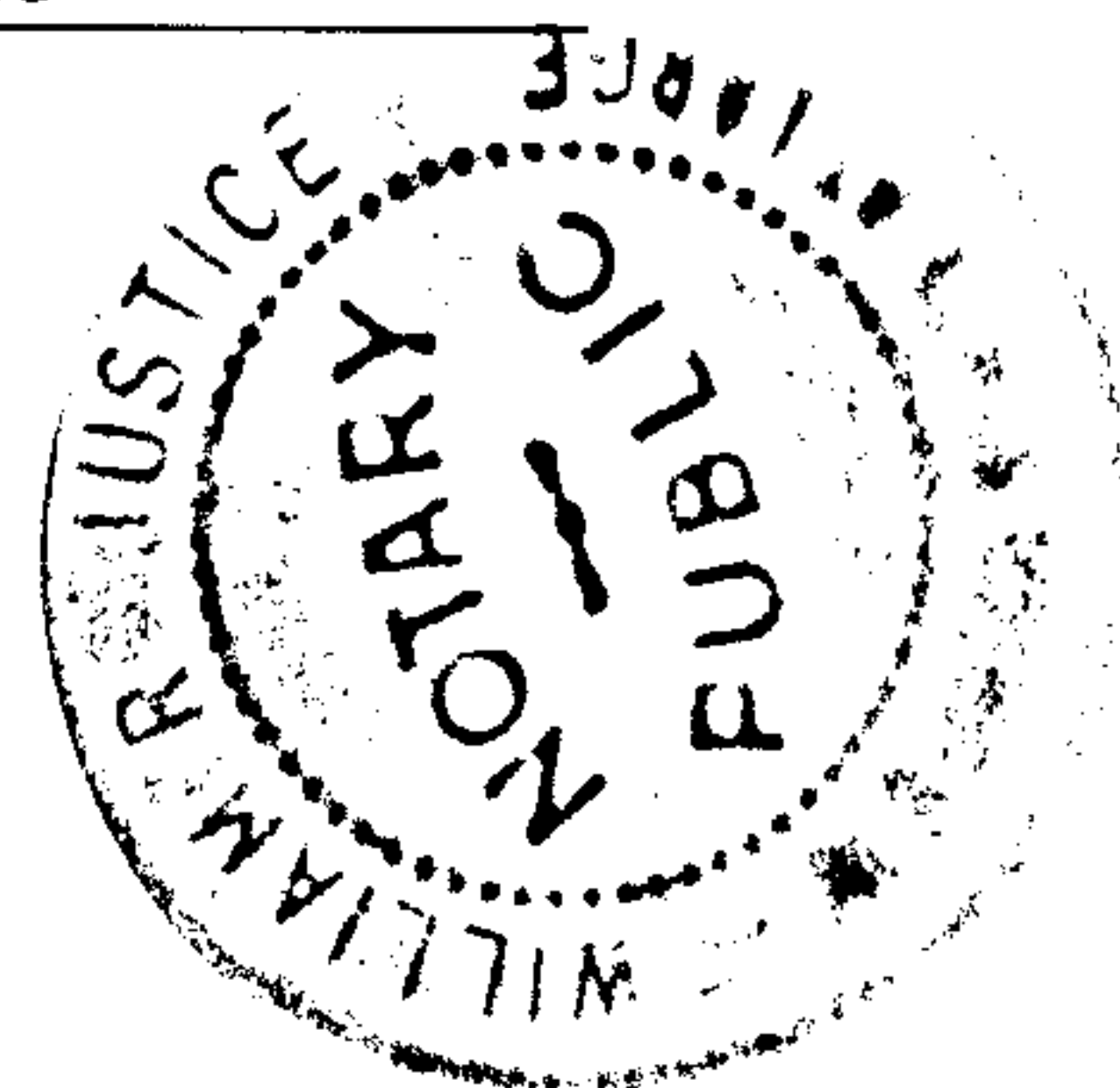
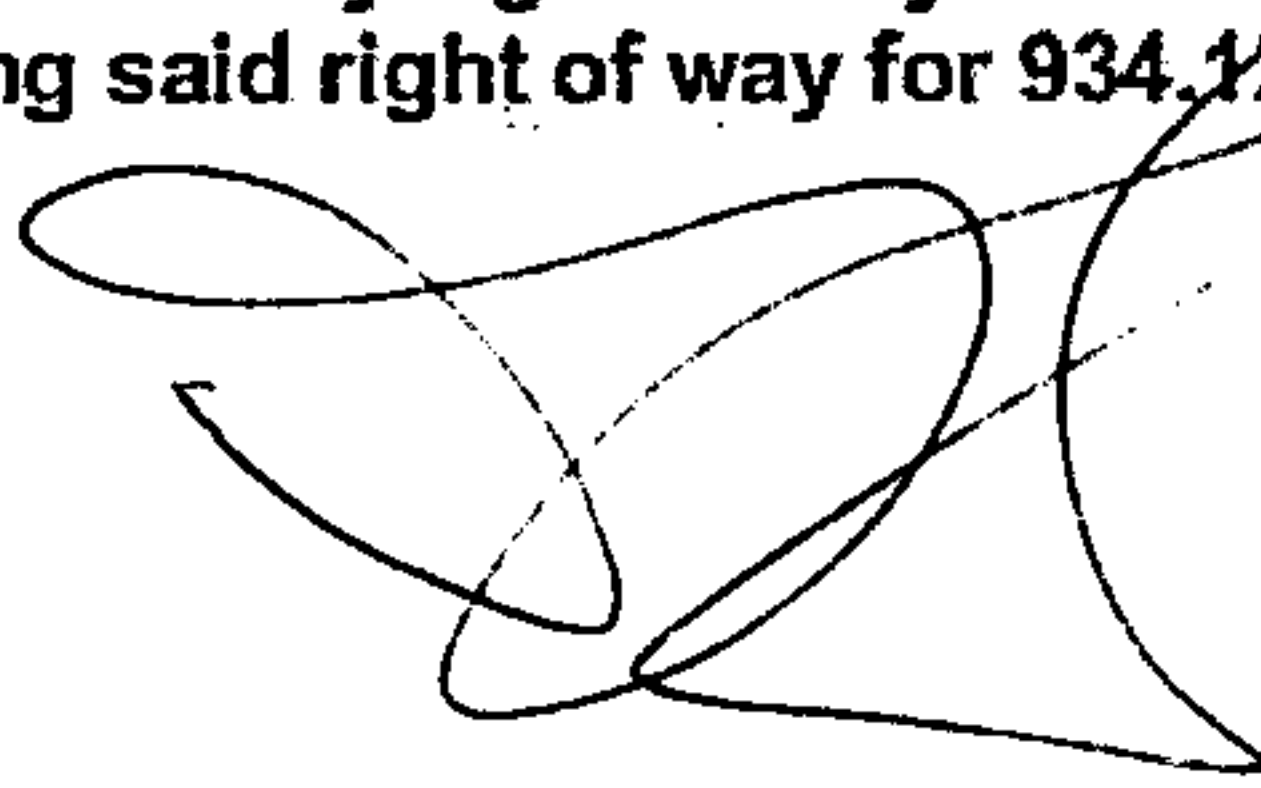


EXHIBIT "A"
LEGAL DESCRIPTION

20141223000402720 2/3 \$200.00
Shelby Cnty Judge of Probate, AL
12/23/2014 08:12:15 AM FILED/CERT

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 20 South, Range 2 East; thence run Westerly along the North line thereof for 107.79 feet to the Westerly right of way of Alabama State Highway #25 and the point of beginning; thence continue last described course for 1213.38 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 90 degrees 16 minutes 08 seconds left run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 950.68 feet; thence 90 degrees 38 minutes 19 seconds left run Easterly 1294.92 feet to the Westerly right of way of said Highway #25; thence 94 degrees 21 minutes 53 seconds left run Northerly along said right of way for 934.12 feet to the point of beginning.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned below the legal description text.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : David W. Hulsey
Mailing Address 2925 Citizens Parkway
Selma, AL 36701

Grantee's Name: Alabama Pick and Trade LLC
Mailing Address: 33709 Hwy 25
Wilsonville, AL 35186

Property Address: 33985 Hwy 25
Harpersville, AL 35078

Date of Sale 12-22-14
Total Purchase Price \$ 180,000.00
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 --

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 12-22-14

✱ Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print David W. Hulsey

☐ Unattested

(Verified by)