


94839

STATE OF ALABAMA
SHELBY COUNTY


20150106000006210 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/06/2015 03:24:02 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand and No/100 Dollars (\$1,000.00) and other good and valuable considerations to the undersigned Boatright Railroad Products, Inc., an Alabama corporation, formerly known as Seaman Timber Company, Inc. ("Grantor"), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Wilton Wood Products, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Boatright Railroad Products Plat
No. 1, as recorded in Map Book 44, Page 53, in the Probate
Office of Shelby County, Alabama.

This conveyance is made subject to (i) mineral and mining rights not owned by Grantor; (ii) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County; (iii) any matters which a current survey or inspection of the Property would reveal; (iv) utility easements serving the Property, recorded easements, subdivision and other covenants and restrictions affecting the Property, and building lines of record; and (v) ad valorem taxes and governmental assessments not currently due and payable.

For purposes of ad valorem tax appraisal only, the mailing address of the Property is 1181 Hwy 25 South, Montevallo, Alabama 35115. The mailing address of Grantee is Post office Box 418, Wetumpka, AL 36092.

THIS INSTRUMENT PREPARED BY:
D. Kyle Johnson, Esq.
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

Shelby County, AL 01/06/2015
State of Alabama
Deed Tax: \$1.00

USE IF APPLICABLE: The preparer of this instrument has performed no title work with respect to the Property in connection with the preparation of this instrument.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Boatriight Railroad Products, Inc. has caused this instrument to be executed in its name and behalf by Steve Bookout, its duly authorized VP CFO, this 23rd day of December, 2014.

BOATRRIGHT RAILROAD PRODUCTS, INC.

By: [Signature]
Its: VP CFO

CORPORATE SEAL

STATE OF ALABAMA
~~JEFFERSON~~
~~SHELBY~~ COUNTY

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Steve Bookout, whose name as VP CFO of Boatriight Railroad Products, Inc., an Alabama corporation, formerly known as Seaman Timber Company, Inc., 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 VP CFO and with full authority, executed the same voluntarily for and as the act of said corporation as of the date hereof.

Given under my hand this 23rd day of December, 2014.

[Signature] (SEAL)

Notary Public

My Commission Expires: 7/13/2016

Real Estate Sales Validation Form

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

Grantor's Name Boatright Railroad Products, Inc.
Mailing Address 27 Inverness Center Pkwy
Birmingham, AL 35242

Grantee's Name Wilton Wood Products, LLC
Mailing Address 1051 Alabama 25
Montevallo, AL 35115

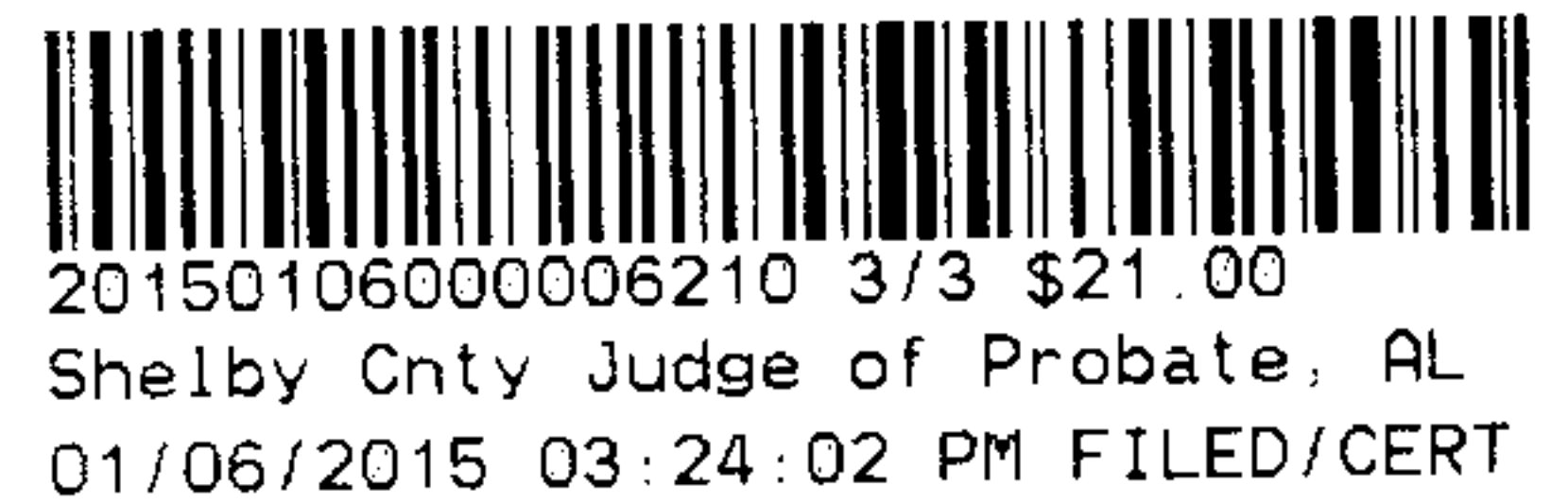
Property Address Parcel ID No: 36-4-18-0-000-003.000

Date of Sale December 23, 2014
Total Purchase Price \$ 1,000
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 12/23/2014

Print Andrew W. Cornelius

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1