

Prepared by:
Jul Ann McLeod, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
All For E, LLC
125 Hickory Street
Maylene, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$206,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **CONTRACTING SPECIALISTS, INC., an Alabama corporation, by Dewey C. Green, its President** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ALL FOR E, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, conditions, restrictions, easements, agreements, rights-of-way, setback lines, mineral/mining rights, and declarations of record, if any.

\$200,234.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor. This conveyance is made subject to any easements, mineral rights, restrictions, exceptions and/or covenants pertaining to the real estate of record in the Probate Office of said County.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 22nd day of January, 2015.

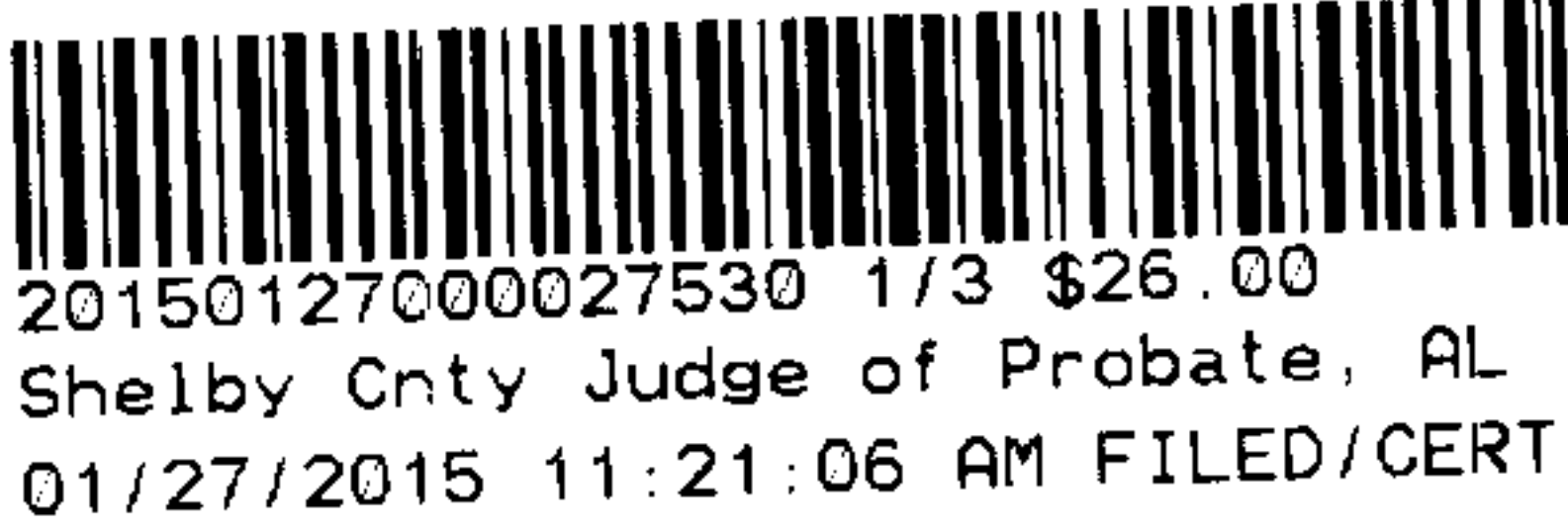
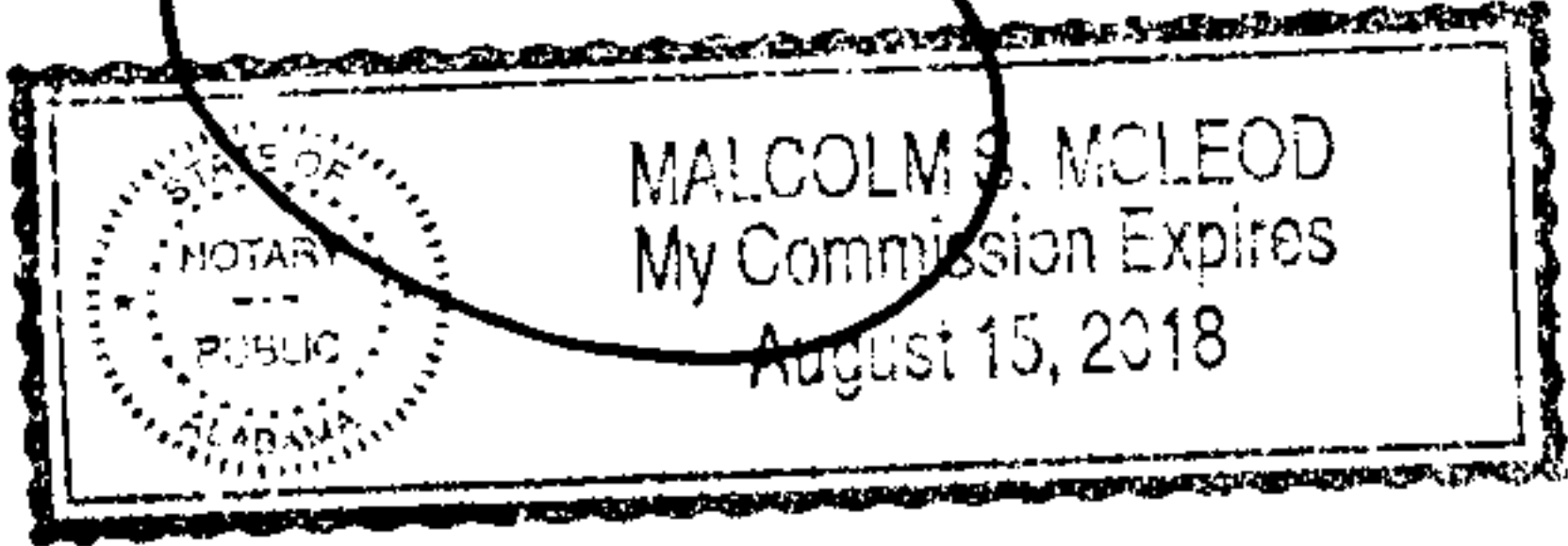

CONTRACTING SPECIALISTS, INC.
By its President, Dewey C. Green

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DEWEY C. GREEN**, whose name as **President of CONTRACTING SPECIALISTS, INC., an Alabama corporation**, is signed to this 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of January, 2015.

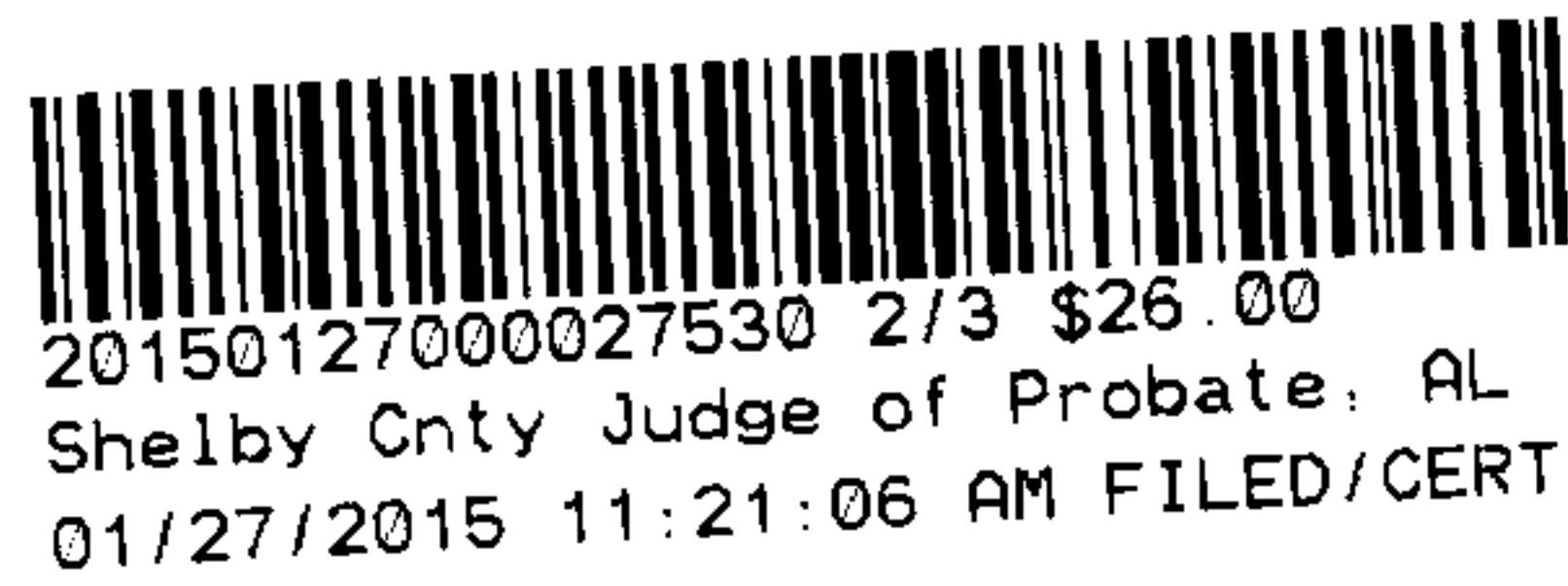
NOTARY PUBLIC
My commission expires:



Shelby County, AL 01/27/2015
State of Alabama
Deed Tax: \$6.00

Exhibit A, Legal Description

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence West along the South line of said quarter-quarter line a distance of 116.31 feet to a point on the West right of way line of Shelby County Highway No. 87; thence run northerly along said right of way line a distance of 1502.32 feet to a point; thence run south 89 degrees 47 minutes 30 seconds West a distance of 570.00 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 190.00 feet to a found rebar corner; thence run North 01 degree 11 minutes 33 seconds West a distance of 212.51 feet to a found rebar corner set on the centerline of a forty foot wide access easement; thence run North 89 degrees 47 minutes 30 seconds east along said centerline of said, forty foot easement a distance of 190.00 feet to a found rebar corner in gravel; thence run South 01 degree 11 minutes 33 seconds East a distance of 212.50 feet to the point of beginning. According to the survey of SM. Allen, dated May 3, 2006.



Real Estate Sales Validation Form

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

Grantor's Name **CONTRACTING SPECIALISTS,
INC.**

Grantee's Name **ALL FOR E, LLC**

Mailing Address **110 LONGVIEW CIR
ALABASTER, AL 35007**

Mailing Address **125 HICKORY ST.
MAYLENE, AL 35114**

Property Address **2061 NEW VENTURE WAY
ALABASTER, AL 35007**

Date of Sale **January 22, 2015**

Total Purchase Price **\$206,000.00**

or

Actual Value \$

or

Assessor's Market Value \$



20150127000027530 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/27/2015 11:21:06 AM FILED/CERT

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 **January 22, 2015**

Print **Malcolm S. McLeod**

☐ Unattested


(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires
March 8th, 2018**