

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Birmingham, AL 35244

Send Tax Notice to:
A&E Holdings, LLC

1013 Baldwin Ave
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Thousand & 00/100 dollars (\$170,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Central State Bank, an Alabama Banking Corporation (herein referred to as "Grantor"), does grant, bargain sell and convey unto A&E Holdings, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 230, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, easements, and rights-of-way of record or that would be disclosed by an accurate survey of the property;
3. Any Mineral and Mining Rights not owned by the seller;

\$136,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 acquisition thereof by the Grantor.

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

IN WITNESS WHEREOF, the undersigned has hereto set its signature and the seal of said company this 31st day of December, 2014.

Central State Bank

Carlene R. Hadaway
By: Carlene Hadaway
Its: Senior Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carlene Hadaway, whose name as Senior Vice President of Central State Bank, an Alabama Banking 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 the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank on the day the same bears date.

Given under my hand and seal this 31st day of December, 2014



20150128000028720 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
01/28/2015 10:41:35 AM FILED/CERT

[Signature]
Notary Public
My Commission Expires:

My Commission Expires April 4, 2016

Shelby County, AL 01/28/2015
State of Alabama
Deed Tax: \$34.00

Real Estate Sales Validation Form

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

Grantor's Name Central State Bank
Mailing Address PO Box 180
Calera, AL 35040

Grantee's Name A+E Holdings, LLC
Mailing Address 1013 Baldwin Lane
Birmingham, AL 35242

Property Address 182 Pin Oak Drive
Chelsea, AL 35043

Date of Sale 12/31/14
Total Purchase Price \$ 170,000.00

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 12/31/14

Print Gregory D Harrison

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150128000028720 2/2 \$51.00
Shelby Cnty Judge of Probate, AL
01/28/2015 10:41:35 AM FILED/CERT