



20150410000115680 1/3 \$355.00
Shelby Cnty Judge of Probate, AL
04/10/2015 12:55:57 PM FILED/CERT

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Alabama Timberlands, LLC
3424 Creekwood Drive
Birmingham, AL 35243

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of THREE HUNDRED THIRTY FIVE THOUSAND and 00/100 Dollars (\$335,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Simpson Family Properties, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Alabama Timberlands, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record.

\$335,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance, has hereunto set its signature and seal this the 2nd day of April, 2015.

Simpson Family Properties, L.L.C.

By: Timothy W. Simpson
Its: Member

Shelby County, AL 04/10/2015
State of Alabama
Deed Tax: \$335.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy W. Simpson, whose name as Member of Simpson Family Properties, LLC 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, as such Member and with full authority executed the same voluntarily for and as the act of said Simpson Family Properties, LLC on the day the same bears date.

Given under my hand, this 2nd day of April, 2015.

NOTARY PUBLIC
My Commission Expires 8-25-15

EXHIBIT "A"



20150410000115680 2/3 \$355.00
Shelby Cnty Judge of Probate, AL
04/10/2015 12:55:57 PM FILED/CERT

Parcel 1

All of the Southeast 1/4 of the of the Northwest 1/4, lying South and East of Four Mile Creek and All the Southwest 1/4 of Northeast 1/4, lying South of Four Mile Creek and South and West of Yellowleaf Creek, South of the intersection of Four Mile Creek and Yellowleaf Creek all in Section 29, Township 20 South, range 2 East. Situated in Shelby County, Alabama.

Parcel 2

The NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 2 East. Also all of the SW 1/4 of the SE 1/4, lying North of the right of way line of State Highway known as No. 25 and also all of the East 1/2 of the East 1/2 of the SE 1/4 of the SW 1/4, lying North of the right of way line of State Highway No. 25; all in Section 29, Township 20 South, Range 2 East, Shelby County, Alabama. Less and except that portion acquired by Alabama Power Company by Deed Book 249, Page 395 and Deed Book 251, Page 357; and also less and except that portion conveyed to the State of Alabama by deed recorded in Deed Book 351, Page 143, in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Simpson Family Properties LLC Grantee's Name Alabama Timberlands LLC
Mailing Address 15 Watkins Lane Mailing Address 3424 Creekwood Dr
Hatcheechubb, AL 36858 Birmingham, AL 35247

Property Address 32225 Hwy 25 Date of Sale 4/2/15
Wilsonville, AL 35176 Total Purchase Price \$ 335,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 4/2/15

Print Greg Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1