


This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:
Western REI, LLC
3360 Davey Allison Blvd
Huettown, AL 35023

WARRANTY DEED


20150427000137070 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/27/2015 03:31:27 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Two Thousand Five Hundred Dollars and no/100 Cents (\$2,500.00) to the undersigned GRANTORS, FARRIS MANAGEMENT CO, INC. AS MANAGING GENERAL PARTNER OF FLC Land, LTD., in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

Western REI, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 56 and 57 according to map of Navajo Pines Subdivision, as recorded in Map Book 5, Page 108 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
SUBJECT TO:
Easements and restrictions of record.
Mining and mineral rights if not owned by GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, it's successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

This deed is executed pursuant to that certain contract between GRANTOR and Western REI, LLC dated April 27, 2015.

IN WITNESS WHEREOF, the said GRANTOR, FLC Land, LTD. by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, who is authorized to execute this conveyance hereto set their signatures and seals, this 27th day of April, 2015.

BY: Mary F. Roensch
Mary F. Roensch, President,
Farris Management Co., Inc.
As Managing General Partner of FLC Land, LTD.

Shelby County, AL 04/27/2015
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FLC Land, LTD, an Alabama Partnership, by its managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, 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, Mary F. Roensch, as President of Farris Management Co., Inc., Managing General Partner of FLC Land, LTD., with full authority, executed the same voluntarily for and as the act of said Corporation as General Manager for said Partnership, on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2015.

Christina J. Smith
Notary Public

My Commission Expires 10/20/18

Real Estate Sales Validation Form

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

Grantor's Name FLC LAND, LTD Grantee's Name WESTERN REI, LLC
Mailing Address C/O FARRIS Management Co. Mailing Address 3360 Davey Allison Blvd
PO BOX 247 Hueytown, AL
ALABASTER, AL 35007 35023

Property Address Lots 56 & 57 Date of Sale APRIL 27, 2015
NAVAJO PINES Subdivision Total Purchase Price \$ 2,500.00
or
Actual Value \$
or
Assessor's Market Value \$

20150427000137070 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/27/2015 03:31:27 PM 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 4-27-15

Print MARY F. Roensch

☐ Unattested

Sign Mary F. Roensch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1