

93947

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Harry D. Ruffin, Jr., a married person, hereinafter called the Grantor, in consideration of the sum of ONE MILLION SEVENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$1,073,500.00), cash, and other good and valuable considerations to said Grantor in hand paid by Western REI, LLC, an Alabama limited liability company, hereinafter called the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the Grantee, its successors and assigns all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

South Half of Southwest Quarter (S 1/2 of SW 1/4) of Section 27 and Northwest Quarter (NW 1/4) of Section 34, except the West Fifteen (15) acres of the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4), all in Township 20, Range 3 West, Shelby County, Alabama.

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

This conveyance is made subject to the following:

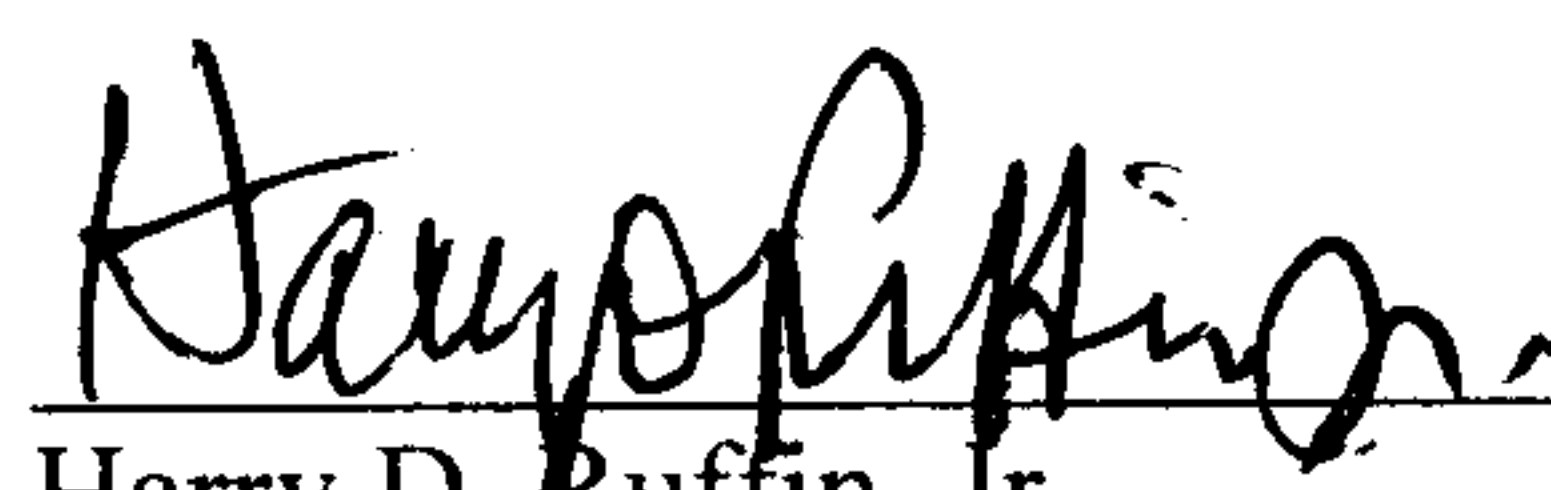
1. Excepting therefrom such mining and other minerals rights in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor.
2. Easement or right of way granted Southern Natural Gas Corporation filed for record in Deed Book 226, Page 579 and Deed Book 222, Page 900.
3. Easement or right of way granted Colonial Pipeline Company filed for record in Deed Book 222, Page 466 and Deed Book 269, Page 361.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

All recording references herein are to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantee herein, and except as herein otherwise provided, said Grantor does for himself and for his heirs, personal representatives hereby covenants with the Grantee herein, its successors and assigns, that he is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that he will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

24th IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the day of April, 2015.

 (SEAL)
Harry D. Ruffin, Jr.

STATE OF ALABAMA)

COUNTY OF BALDWIN)


20150428C00137240 1/3 \$1093.50
Shelby Cnty Judge of Probate, AL
04/28/2015 08:11:43 AM FILED/CERT

Shelby County, AL 04/28/2015
State of Alabama
Deed Tax: \$1073.50

STATE OF ALABAMA)

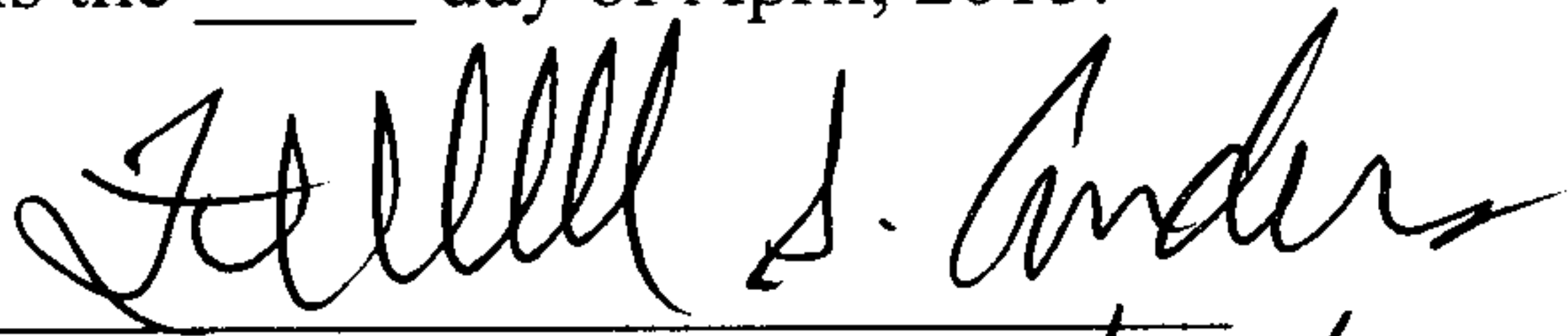
COUNTY OF BALDWIN)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harry D. Ruffin, Jr., whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 2015.

Ferrell S. Anders
Notary Public
Alabama State at Large
My Commission Expires:

(NOTARIAL SEAL)


NOTARY PUBLIC

My Commission Expires: 8/19/17

The following information is provided pursuant to Code of Alabama Section 40-22-1.

Grantee's address is:

3360 Davey Allison Blvd
Hueytown, AL 35023

Grantors' address is:

P. O. Box 255
Montrose, AL 36559

Property address is: 226 acres +/- vacant land, Helena, AL

This instrument prepared by:

Ferrell S. Anders
ANDERS, BOYETT & BRADY, P.C.
Attorneys at Law
One Maison, Suite 203
3800 Airport Boulevard
Mobile, Alabama 36608
(251) 344-0880
79390
sc.wd


20150428000137240 2/3 \$1093.50
Shelby Cnty Judge of Probate, AL
04/28/2015 08:11:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: **Harry D. Ruffin, Jr.**

Grantee's Name: **Western REI, LLC**

Mailing Address: **P. O. Box 255
Montrose, AL 36559**

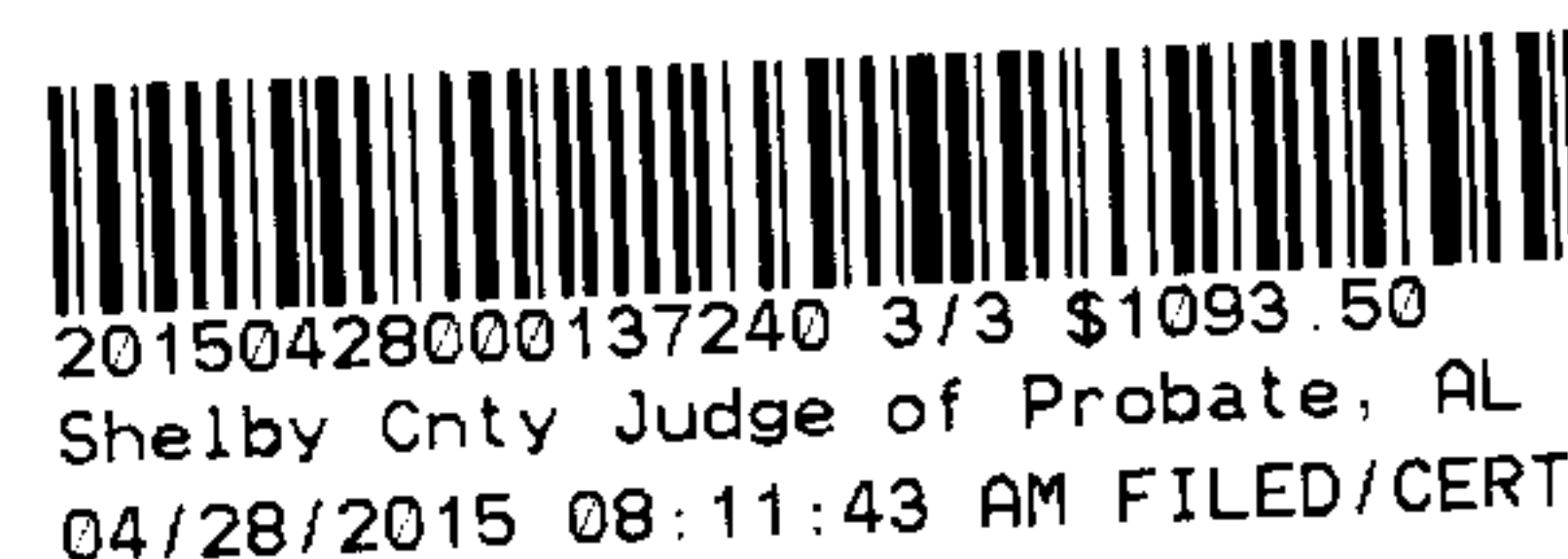
Mailing Address: **3360 Davey Allison Blvd
Hueytown, AL 35023**

Property Address: **226 acres +/-, Helena, AL**

Date of Sale: **04/24/14**

Total Purchase Price: **\$1,073,500.00** 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
_____ X _____ 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: 4/24/15

X Unattested _____
(verified by)

Print Harry D. Ruffin, Jr.
Sign Harry D. Ruffin, Jr.
(Grantor/Grantee/Owner/Agent) circle one