

This Document Prepared By:
Gregory D. Harrelson, Attorney at Law
15 Southlake Lane, Ste 130
Birmingham, AL 35244
(205) 912-8251


20150624000211760 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
06/24/2015 10:30:25 AM FILED/CERT

Send Tax Notice To
Personal Auto Service, LLC
9400 Hwy 119
Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of FIVE HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$520,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Due South Properties, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Personal Auto Service, LLC, an Alabama Limited Liability Company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A for Legal Description

Subject to:

1. Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record or that would be disclosed by an accurate survey of the property;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;

\$500,000.00 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 Grantees, 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 it's 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, I hereunto set our hand and seal on this the 17th day of June, 2015.

Shelby County, AL 06/24/2015
State of Alabama
Deed Tax: \$20.00

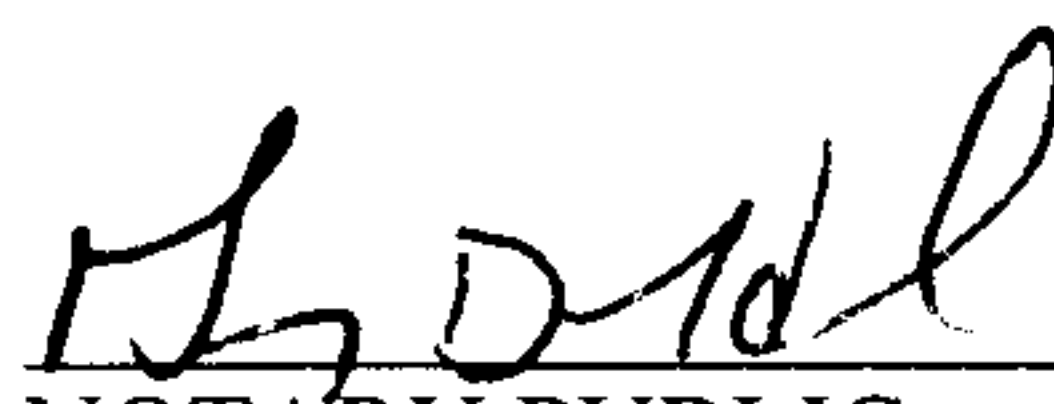
Due South Properties, LLC

By: David M. Woodruff
Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David M. Woodruff, whose name as Managing Member of Due South 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 Managing Member and with full authority, executed the same voluntarily for and as the act of Due South Properties, LLC on the day the same bears date.

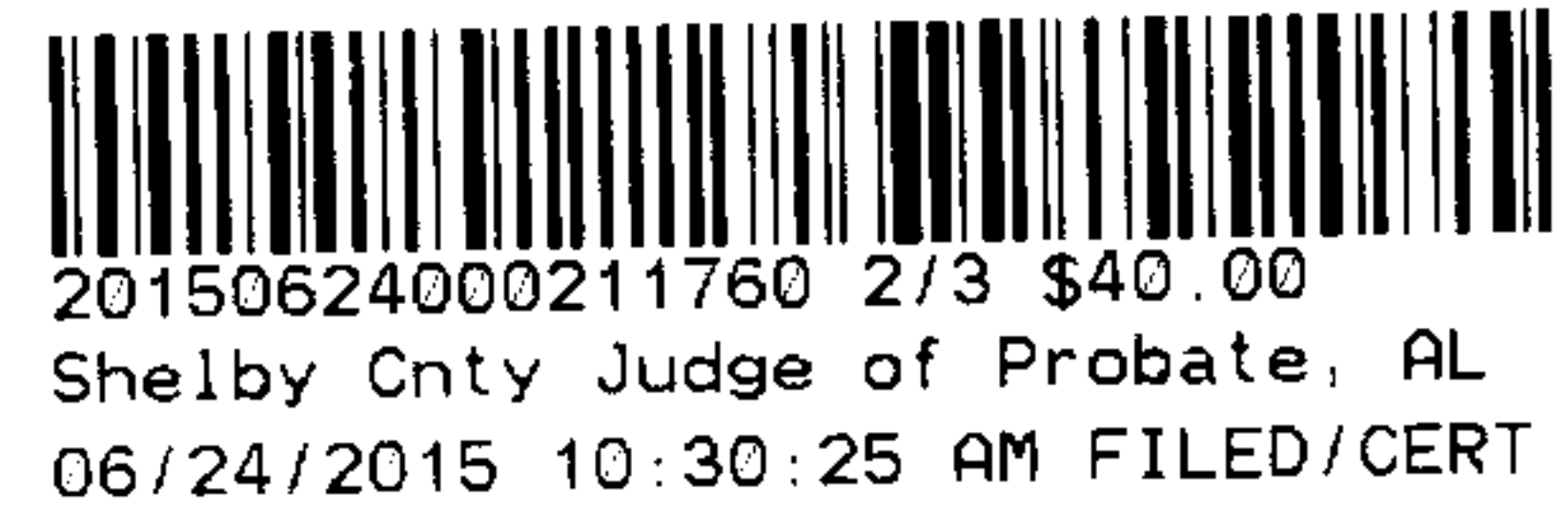
Given under my hand, this 17th day of June, 2015.



NOTARY PUBLIC

My Commission Expires 8-25-15

Exhibit A



Parcel 1

Commencing at a capped iron set at the NE corner of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama. Thence N 87 degrees 10 minutes 30 seconds West a distance of 344.93 feet to a capped iron found (9049); thence 87 degrees 13 minutes 27 seconds W a distance of 550.64 feet to a capped iron set; thence N 27 degrees 18 minutes 47 seconds E a distance of 194.95 feet to a capped iron set; thence N 69 degrees 16 minutes 34 seconds W a distance of 8.05 feet to a capped iron set; thence N 27 degrees 18 minutes 47 seconds E a distance of 116.16 feet to a capped iron set; thence N 62 degrees 41 minutes 13 seconds W a distance of 65.00 feet to a capped iron set; thence N 27 degrees 18 minutes 47 seconds E a distance of 22.70 feet to a point which is the point of beginning; thence N 27 degrees E a distance of 202.30 to a capped iron set; thence N 62 degrees 40 minutes 14 seconds W a distance of 159.84 feet to a capped iron set; thence 27 degrees 09 minutes 48 seconds W a distance of 15.00 feet to a capped iron found (Weygand); thence 62 degrees 40 minutes 14 seconds E a distance of 141.80 feet to a point; thence S 27 degrees 19 minutes 01 seconds W a distance of 187.30 feet to a point; thence S 62 degrees 41 minutes 13 seconds E a distance of 18.01 feet; to the point and place of beginning.

Parcel 2

A part of the Southeast quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the South line of said Section 11 a distance of 1,726.82 feet to a point; thence turn 70 degrees 45 minutes 20 seconds left and run Northerly a distance of 208.85 feet to a point; thence turn 00 degrees 07 minutes 23 seconds left and continue Northerly 124.85 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 5 degrees 20 minutes 38 seconds and run in a Northeasterly direction for a distance of 4.84 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Northeasterly direction along last mentioned course for a distance of 205.16 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 141.76 feet to an existing iron rebar set by Weygand and being on the East right of way line of Alabama Highway #119; thence turn an angle to the left of 90 degrees 09 minutes 17 seconds and run in a Southwesterly direction along the East right of way line of said Alabama Highway # 119 for a distance of 210.0 feet to an existing cross cut in concrete; thence turn an angle to the left of 89 degrees 50 minutes 43 seconds and run in a Southeasterly direction for a distance of 66.56 feet to an existing PK nail; thence turn an angle to the left of 88 degrees 49 minutes 14 seconds and run in a Northeasterly direction for a distance of 5.4 feet to an existing #4 iron rebar; thence turn an angle to the right of 89 degrees 15 minutes 01 seconds and run in a Southeasterly direction for a distance of 74.51 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Duc South Property LLC
Mailing Address 20 County Rd 492
Verbena, AL 36091

Grantee's Name Personal Auto Service LLC
Mailing Address 172 Dogwood Trail
Alabaster, AL 35007

Property Address 9400 - 9414 Ala Hwy 119
Alabaster, AL 35007

Date of Sale 6-17-15

Total Purchase Price \$ 520,000.00

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 6-17-15

Print Gregory D Harrelson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150624000211760 3/3 \$40.00
Shelby Cnty Judge of Probate, AL
06/24/2015 10:30:25 AM FILED/CERT