

20150626000215940 1/4 \$1144.00
Shelby Cnty Judge of Probate, AL
06/26/2015 04:12:49 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

Send Tax Notice to:

(Name)

(Address)

Western REI, LLC

313360 Davey Allison Blvd.

Hueytown, AL 35023

Statutory Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE MILLION, ONE HUNDRED TWENTY THOUSAND and 00/100 DOLLARS (\$1,120,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **TRUSTMARK NATIONAL BANK, successor by merger to BankTrust, successor by merger to The Peoples Bank and Trust Company** (herein referred to as grantor), grants, bargains, sells and conveys unto **WESTERN REI, LLC** (herein referred to as grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL I:

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northwest 1/4 of the Southwest 1/4 for a distance of 1437.46 feet to a 1/2" rebar in place being located on the easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1205.0 feet; thence proceed northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the easterly right of way of said road for a distance of 259.05 feet to a 1/2" rebar in place being located on the southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1215.0 feet; thence proceed southeasterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East, 506.86

Shelby County, AL 06/26/2015
State of Alabama
Deed Tax: \$1120.00

feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Township South, Range 2 West, Shelby County, Alabama.

PARCEL II:

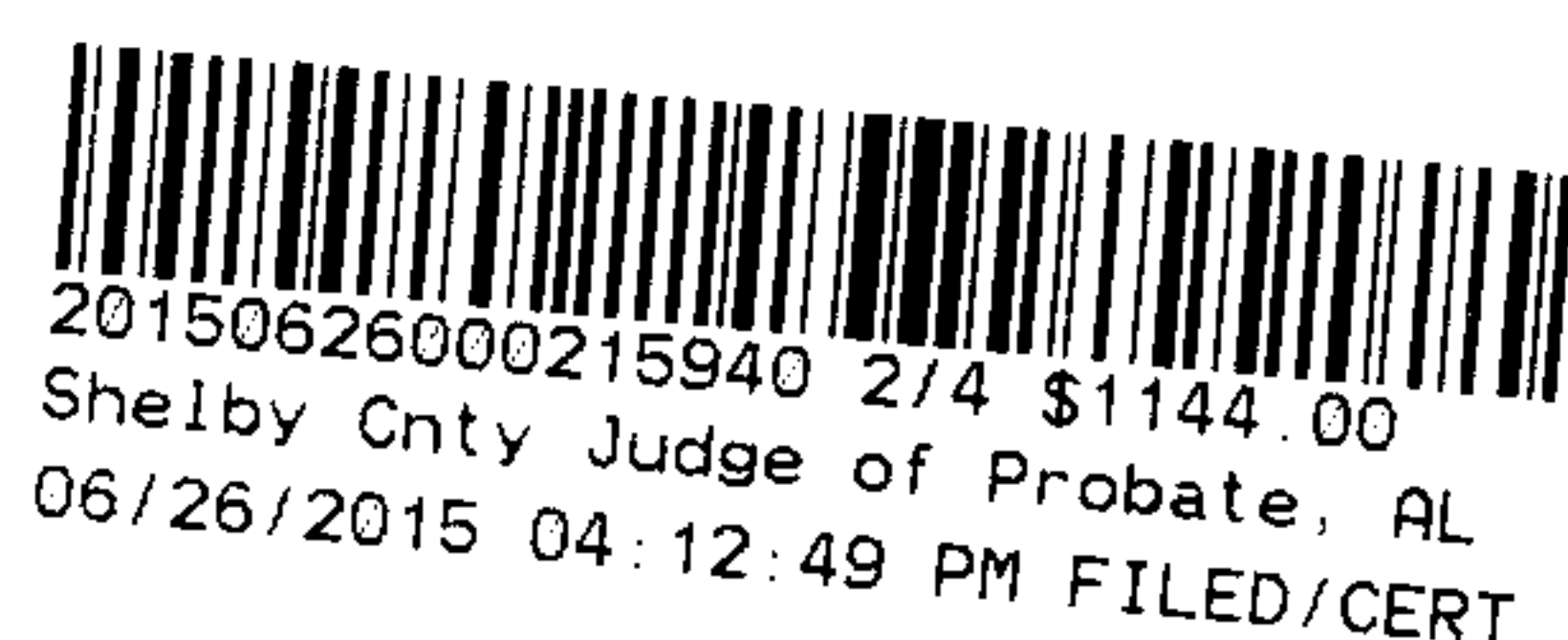
Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degree 57 minutes 13 seconds East along the East boundary of said Northwest 1/4 of the Southeast 1/4 and along the East boundary of the Southwest 1/4 of the Northeast 1/4 for a distance of 1766.17 feet to a iron pin in place being located on the southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the southerly right of way of said railroad for a distance of 1770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1215.0 feet; thence proceed southwesterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence proceed South 01 degree 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast 1/4 of the Southwest 1/4; thence proceed South 88 degrees 39 minutes 48 seconds East along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northeast 1/4 of the Southeast 1/4 for a distance of 2059.13 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above property is also described as Lots 1 and 2, according to the Map and Survey of R. H. Gentry, Jr. Estate as recorded in Map Book 32, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- **Property taxes for 2015 and subsequent years.**
- **Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.**
- **All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated June 4, 2015 and recorded on June 5, 2015 at 12:56:27 PM in Instrument #20150605000187080 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States**



of America, excepting therefrom Kenneth Carter and Maverick Enterprises LLC, who have quitclaimed the right of redemption to Trustmark National Bank in Instr. No. 20150619000206640 and Inst. No. 20150619000206650.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 25th day of June, 2015.

Trustmark National Bank



(Seal)

By: Mac Martin

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 **Mac Martin whose name as Senior Vice-President of Trustmark National Bank, successor by merger to BankTrust, successor by merger to The Peoples Bank and Trust Company**, 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 officer and with full authority, executed the same voluntarily for and as the act of Grantor.

Given under my hand and official seal, this the 25th day of June, 2015.



Notary Public

My Commission Expires: 7-31-17



20150626000215940 3/4 \$1144.00
Shelby Cnty Judge of Probate, AL
06/26/2015 04:12:49 PM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name	<u>Trustmark National Bank</u>	Grantee's Name	<u>Western REI, LLC</u>
Mailing Address	<u>P. O. Box 240</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>3360 Davey Allison Blvd.,</u> <u>Hueytown, AL 35023</u>
Property Address	<u><i>Vacant</i></u> _____ _____ _____	Date of Sale	<u>June 25th, 2015</u>
		Total Purchase Price	<u>\$1,120,000.00</u>
		Or	
		Actual Value	<u>\$</u> _____
		Or	
		Assessor's Market Value	<u>\$</u> _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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).



By: Mac Martin

Its: Senior Vice-President



20150626000215940 4/4 \$1144.00
Shelby Cnty Judge of Probate, AL
06/26/2015 04:12:49 PM FILED/CERT