

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

20150701000221000 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
07/01/2015 11:34:41 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
CFP Holdings, LLC
200 West Willow Circle
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY FIVE THOUSAND THREE HUNDRED TEN DOLLARS and NO/00 (\$95,310.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David G. Comer, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **CFP Holdings, LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor or his spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of June, 2015.

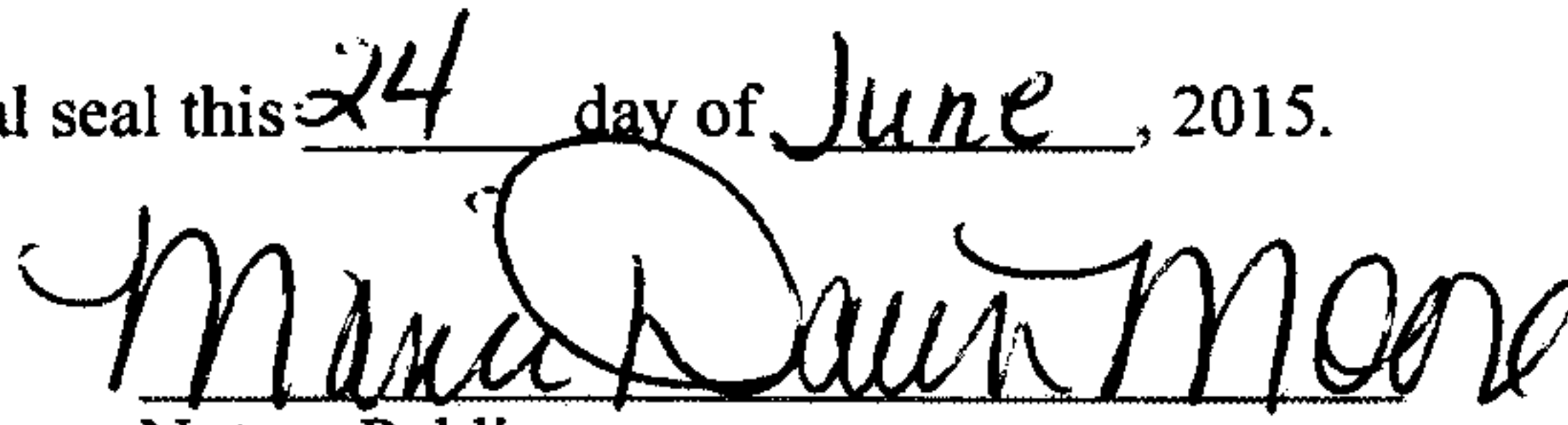


David G. Comer

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 G. Comer**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2015.



Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MAY 15, 2017

Shelby County, AL 07/01/2015
State of Alabama
Deed Tax: \$95.50

EXHIBIT A – LEGAL DESCRIPTION


20150701000221000 2/3 \$115.50
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A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section, which point is on the North right of way line of the Southern Railroad right of way; run thence North along the East line of said forty acres 425.5 feet to the point of beginning of land herein described; thence run West 424.8 feet; thence run North 2 degrees 30 minutes West along line of R. J. Comer land 420 feet; thence run South 85 degrees 54 minutes East 424.8 feet to East line of said forty acres; thence along the East line South 2 degrees 30 minutes East 420 feet to the Point of Beginning.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>David G. Comer</u>	Grantee's Name	<u>CFP Holdings LLC</u>
Mailing Address	<u>200 West Willow Circle</u> <u>Calera, AL 35040</u>	Mailing Address	<u>200 West Willow Circle</u> <u>Calera, AL 35040</u>
Property Address	<u>145 Pecan Road</u> <u>Calera, AL 35040</u>	Date of Sale	<u>6/24/2015</u>
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>95,310.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other <u>tax value</u>
☐ 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 of 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 6/24/2015

Unattested

(verified by)

Print David G. Comer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one