

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Daniel J. Ferretti
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 20th Street North
1400 Wells Fargo Tower
Birmingham, AL 35203
(205) 328-0480

SEND TAX NOTICE TO:

Mediterranean Express, LLC
805 Maple Street
Adamsville, AL 35005

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

THIS WARRANTY DEED (this "Deed") is executed and delivered as of the 23rd day of July, 2015, by **WILKINS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **MEDITERRANEAN EXPRESS, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Twenty Thousand and No/100 Dollars (\$620,000.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 and run West along the North line of said Section 21 for a distance of 560.37 feet, more or less to the Point of Beginning; thence continue West along said North line for a distance of 99.65 feet; thence turn an angle to the left of 45 degrees 59 minutes 04 seconds and run in a Southwesterly direction for a distance of 360.0 feet, more or less, to the Northeasterly right of way of Shelby County Highway No. 52; thence turn an angle to the left of 72 degrees 02 minutes 58 seconds and run Southeasterly along said right of way for a distance of 221.07 feet; thence run Northeasterly and parallel with the centerline of a 100 foot Alabama Power Company Easement for a distance of 80.00 feet; thence run Northerly parallel with Shelby County Highway No. 52 for a distance of 10.48 feet to a point; thence run Northeasterly and parallel with the centerline of said Alabama Power Company Easement for a distance of 430.37 feet to the point of beginning.

TOGETHER WITH all the improvements located thereon and all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 2015 tax year and all subsequent years.

Oil and gas easement/lease recorded as Instrument No. 1992-11400 and Real Book 280, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Right of way granted to Alabama Power Company recorded in Volume 233, Page 586, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Less and except any portion of subject property lying within a road right of way.

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

GRANTOR does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

\$507,000.00 of the consideration for the Property was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

**WILKINS PROPERTIES, LLC, an Alabama
limited liability company**

By: *Vicki Wilkins*
Printed Name: Vicki P. Wilkins
Title: _____

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Vicki P. Wilkins, whose name as sole member of Wilkins Properties, LLC, an Alabama limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23 day of July, 2015.

Law A. McLean
Notary Public

[NOTARIAL SEAL]

My commission expires: 10/19/2015

Real Estate Sales Validation Form

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

Grantor's Name Wilkins Properties, LLC
Mailing Address P.O. Box 621
Helena, AL 35080

Grantee's Name Mediterranean Express, LLC
Mailing Address 805 Maple Street
Adamsville, AL 35002

20150727000255450 07/27/2015 12:56:28 PM DEEDS 4/4

Property Address 4257 Highway 52 W
Helena, AL 35080 AND
101, 102, 103 Gunner Lane
Helena, AL 35080

Date of Sale 7/23/2015

Total Purchase Price \$ 620,000.00

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

☐ Appraisal

☐ 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 7-24-15

Print Vicki Wilkins

Unattested

James McQueen
(verified by)

Sign *Vicki Wilkins*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/27/2015 12:56:28 PM
\$136.00 CHERRY
20150727000255450

Print Form

Form RT-1