

1501116

SEND TAX NOTICE TO:
Stars & Stripes, 3M LLC
1123 Zonolite Road
Atlanta, GA 30306
WARRANTY DEED

20150731000264160
07/31/2015 03:30:27 PM
DEEDS 1/4

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred Thirty Thousand and 00/100 Dollars, to the undersigned grantor,

UNION STATE BANK,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, that the said GRANTOR does by these presents, grant, bargain sell and convey unto

Stars & Stripes, 3M LLC

(herein referred to as GRANTEES), the following described real property situated in the County of Shelby, State of Alabama:

LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

1. ALL TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF LEXINGTON PARC, SECTOR 1, MAP BOOK 38, PAGE 81, AND IN LEXINGTON PARC, SECTOR 2, MAP BOOK 42, PAGE 28, WHICH WAS RE-RECORDED IN MAP BOOK 42, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATED THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS.
4. DECLARATION OF PROTECTIVE COVENANTS FOR LEXINGTON PARC, SECTOR 1, RECORDED IN INST #20070501000200350.
5. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION (LEXINGTON PARC - SECTOR 1) GRANTED TO ALABAMA POWER COMPANY IN INST# 20071108000516960.
6. GRANT OF EASEMENT - A NOON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY AND BETWEEN LEXINGTON PARC DEVELOPMENT, LLC AND NATHAN S. STAMPS RECORDED IN INST #20051202000623970.
7. AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LINE RECORDED IN INSTRUMENT # 20060609000275960.

SUBJECT TO A THIRD PARTY MORTGAGE IN THE AMOUNT OF 511,000.00 EXECUTED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD Unto the said GRANTEES heirs and assigns forever.

And said GRANTOR does for itself, its successor and assigns covenant with said GRANTEES, their heirs 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 its successors and assigns shall, warrant and defend the same to the GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, UNION STATE BANK by Thomas E. Thacker, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 31 day of July, 2015.

UNION STATE BANK

BY: Thomas E. Thacker
ITS Vice President

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Thomas E. Thacker whose name as Vice President of UNION STATE BANK, 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 said corporation.

GIVEN under my hand and official seal this 31 day of July, 2015.
Notary Public [Signature] Commission Expires 8-7-2018

Prepared By: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071

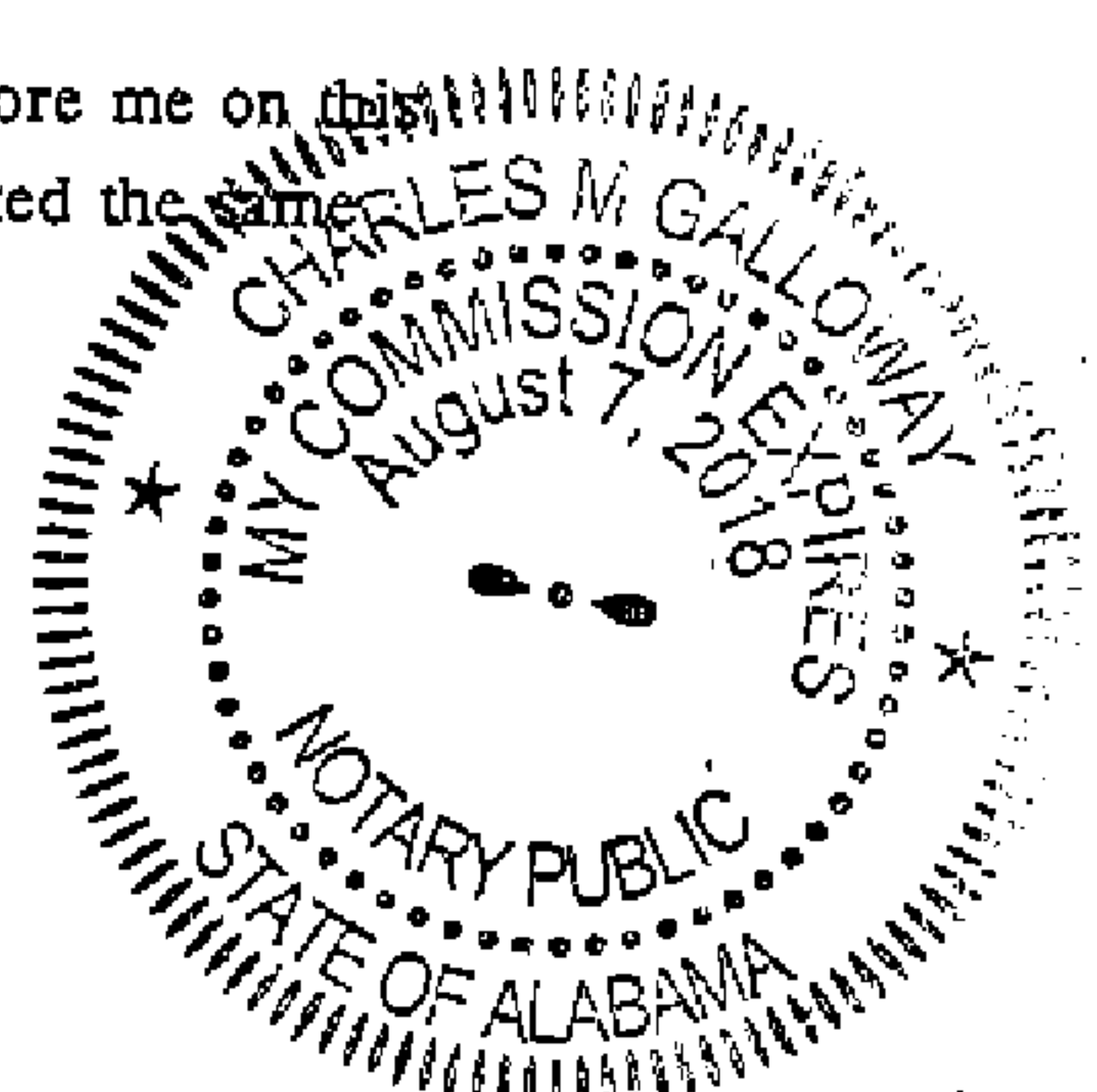


EXHIBIT "A"

LEGAL DESCRIPTION

Exhibit A Legal Description

Begin at the SE corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 89 degrees 45 minutes 44 seconds West along the south line of said section for a distance of 2584.75 feet; thence North 01 degree 11 minutes 00 seconds West for a distance of 150.05 feet; thence North 01 degree 29 minutes 41 seconds West for a distance of 146.99 feet; thence South 89 degrees 37 minutes 41 seconds West for a distance of 303.02 feet to the easterly right of way line of Alabama Highway 119; thence North 04 degrees 46 minutes 20 seconds West along said right of way line for a distance of 499.91 feet; thence North 87 degrees 57 minutes 41 seconds East and leaving said right of way for a distance of 2000.46 feet; thence North 02 degrees 21 minutes 50 seconds West for a distance of 556.36 feet; thence North 87 degrees 43 minutes 59 seconds East for a distance of 900.18 feet; thence South 02 degrees 21 minutes 50 seconds East for a distance of 1467.31 feet to the Point of Beginning.

LESS AND EXCEPT:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West; thence run West along the South line of said Section 2 for 2333.78 feet; thence turn and angle to the right of 84 degrees 59 minutes 24 seconds and run North for 300.55 feet to the point of beginning; thence continue along the last described course for 415.40 feet; thence turn and angle to the left of 87 degrees 15 minutes 59 seconds and run West for 534.95 feet to a point on the East right of way of Alabama Highway No 119; thence turn an angle to the left of 92 degrees 44 minutes 01 seconds and run South along the East right of way for 399.80 feet; thence turn an angle to the left of 85 degrees 35 minutes 59 seconds and run East for 535.92 feet to the point of beginning.

A portion of the above described property being included in and now known as Lexington Parc, Sector 1, according to the Map of Lexington Parc, Section 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 3, 4, 152, 153, 154, 155, 156, 158, 159, 160, 161, 162, 163, 183 and 184, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument # 20081114000439630

ALSO

A Parcel of land lying in Section 2, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" iron rod found in place at the SE corner of said Section 2 and run N 00 degrees 11 minutes 16 seconds East for a distance of 1467.70 feet to a 1" crimp pipe found in place at the NE corner of a parcel of land recorded in Instrument # 20040405000171050 in the Office of the Judge of Probate in said county; thence N 89 degrees 42 minutes 24 seconds West for a distance of 900.13 feet to 5/8" rebar found in place and the pint of beginning; thence S 00 degrees 11 minutes 24 seconds West for a distance of 556.44 feet to a capped rebar (illegible) found in place; thence N 89 degrees 28 minutes 13 seconds West for a distance of 1465.57 feet to a point; thence N 00 degrees 31 minutes 47 seconds East for a distance of 550.45 feet to a point on the south line of Ammersee Lake Subdivision as recorded in Plat Book 28 on Page 98 in said Probate Office of Shelby County; thence S 89 degrees 42 minutes 16 seconds East along said south line for a distance of 1462.28 feet to the point of beginning.

EXHIBIT "A"

LEGAL DESCRIPTION (Continued)

A portion of the above-described property being included in and now known as Lexington Parc, Section 1, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 3, 4, 152, 153, 154, 155, 156, 158, 159, 160, 161, 162, 163, 183 and 184, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument # 20081114000439620

LESS AND EXCEPT:

LOTS IN LEXINGTON PARC PHASE 1: Lots 2, 5, 6, 7, 8, 9, 164, 185, 187, and 189, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

LOTS IN LEXINGTON PARC PHASE 2: Lots 10, 131, 132, 133, 134, 137, 138, 139, 140, 141, 144, 145, 146, and 147, according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28, and re-recorded in Map Book 42, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

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TS-1501116

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Union State Bank, an Alabama Corporation

Mailing Address Lexington Parc
Birmingham, AL

Property Address Lexington Parc
Birmingham, AL

Grantee's Name STARS & STRIPES 3M, LLC, an Alabama limited liability company

Mailing Address 1123 Zovolt Rd
Attala, GA, 30306

Date of Sale July 31, 2015
Total Purchase Price \$730,000.00

or
Actual Value \$
or
Assessor's Market Value \$

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DEEDS 4/4

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 - Union State Bank, an Alabama Corporation, Lexington Parc, Birmingham, AL.

Grantee's name and mailing address - STARS & STRIPES 3M, LLC, an Alabama limited liability company, , .

Property address - Lexington Parc, Birmingham, AL

Date of Sale - July 31, 2015.

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 with 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: July 31, 2015

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2015 03:30:27 PM
\$242.00 CHERRY
20150731000264160

James W. Fuhrmeister