

This instrument prepared by:

Title Not Checked by Preparer  
Legal Supplied by Grantees

John Martin Galese, Esq.  
800 Shades Creek Parkway, Suite 300  
Birmingham, AL 35209  
(205) 870-0663

## WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$10.00, and other good and valuable consideration, to the undersigned Grantor, the receipt whereof is hereby acknowledged, the undersigned Grantor does grant, bargain, sell and convey unto Randy Visser and wife, Kristina Serra-Visser, joint with right of survivorship (hereinafter referred to herein as the Grantee(s)), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "A"

Subject to all easements, restrictions and rights of way or record.

The undersigned Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that the undersigned has a good right to sell and convey the same as aforesaid; that it will and shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this the

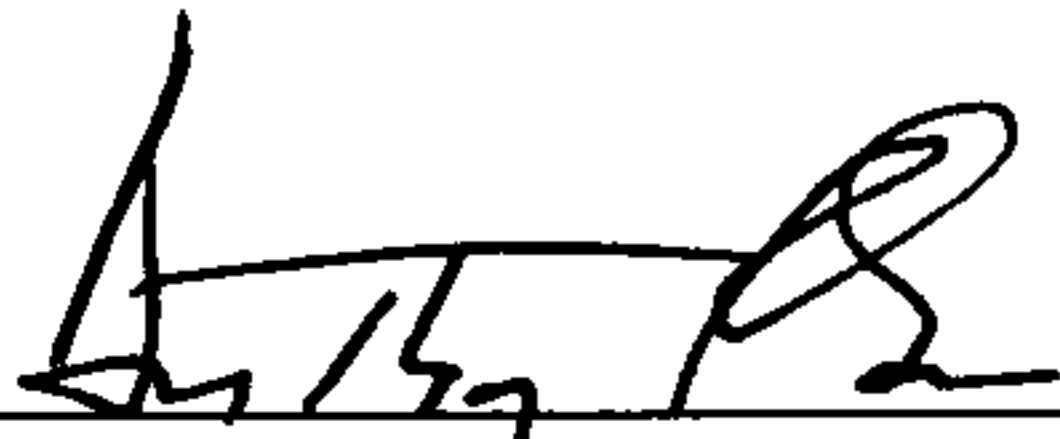
31<sup>ST</sup> day of July, 2015.

  
20150916000324950 1/4 \$301.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 12:21:37 PM FILED/CERT

Shelby County, AL 09/16/2015  
State of Alabama  
Deed Tax: \$278.00



SERRA VISSER NISSAN, INC., GRANTOR

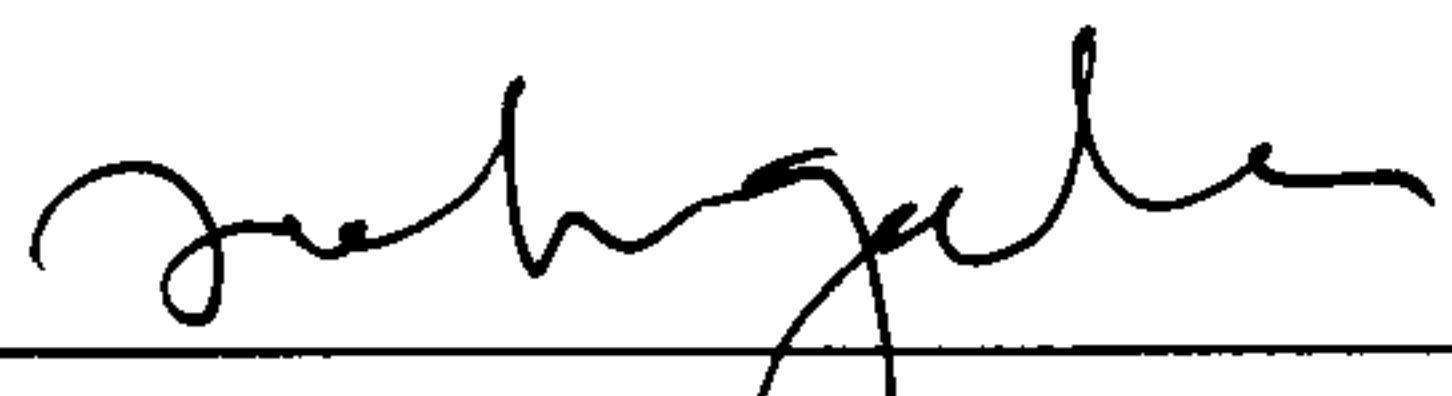
  
\_\_\_\_\_  
By its President LS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned Notary Public, in and for said State a County, hereby certify that Anthony P. Serra whose name is signed to the foregoing conveyance as the President of Serra Visser Nissan, Inc., and with the full power and authority of said corporation to do so, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, it was executed voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31 day of July, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC

  
20150916000324950 2/4 \$301.00  
Shelby Cnty Judge of Probate: AL  
09/16/2015 12:21:37 PM FILED/CERT



EXHIBIT A

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 86°23'06" West for a distance of 1325.99 feet to the SW corner of said quarter section; thence run North 02°40'01" East for a distance of 1410.59 feet to the NW corner of said quarter section; thence run North 86°51'05" East for a distance of 371.99 feet to a point on the Southerly right of way line of Highway 26 (80' right of way); thence run South 46°39'27" East for a distance of 460.64 feet to the Point of Curvature of a curve to the left, said curve having a radius of 1684.88 feet; thence run Southeasterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15 feet, Chord Bearing=South 53°24'03" East) to a Point of Tangency of said curve; thence run South 58°31'53" East for a distance of 417.47 feet along said Southerly right of way line to a point on the East line of said 1/4-1/4 section; thence run South 00°00'00" West for a distance of 666.81 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 00°00'00" West for a distance of 634.25 feet to a point on the North right of way line of Highway 26 (80' right of way); thence run North 58°31'05" West for a distance of 365.97 feet to the Point of Curvature of a curve to the right, said curve having a radius of 1684.88 feet; thence run Northwesterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15, Chord Bearing=North 53°24'03" West) to a Point of Tangency of said curve; thence run North 46°01'45" West for a distance of 378.09 feet; thence run North 86°51'05" East for a distance of 771.56 feet to the Point of Beginning.

  
20150916000324950 3/4 \$301.00  
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09/16/2015 12:21:37 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Serra Vistar Nisum  
Mailing Address 9709 Parkway East  
Birmingham AL 35215

Grantee's Name Randy Vistar  
Mailing Address 4436 Balen Cove  
Vestavia AL 35242

Property Address 6230 Hwy 26  
Columbiana 35215  
35055

Date of Sale 7-31-2015  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 277,970<sup>00</sup>



20150916000324950 4/4 \$301.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 12:21:37 PM FILED/CERT

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 9-16-15

Print Randy Vistar

☒ Unattested

[Signature]  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one