

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Ken Walker
8439 1st Avenue
Leeds, AL 35094

20151007000352120
10/07/2015 12:09:36 PM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$16,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, PROPST FULTONDALE, LLC, a Delaware limited liability company, by PROPST PROPERTIES, a Delaware limited liability company and sole member, by JOHN N. HUGHEY, Managing Member (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, KEN WALKER (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

THE WEST 90 FEET OF LOT NO. 14, LOT NO. 15 AND LOT NO. 16, OF BLOCK 192, OF THE JOHN DUNSTAN'S SURVEY OF CALERA (1868) RECORDING REFERENCED TO AS MAP BOOK 1, PAGE 1 (HANGING ON WALL) IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED REBAR IN PLACE BEING THE NORTHWEST CORNER OF LOT NO. 14 OF BLOCK NO. 192 OF THE ABOVE REFERENCED SUBDIVISION, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT OF WAY OF 5TH STREET AND BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH 86 DEGREES 09 MINUTES 39 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT NO. 14 OF BLOCK NO. 192 FOR A DISTANCE OF 90.00 FEET TO A CAPPED REBAR IN PLACE; THENCE PROCEED SOUTH 02 DEGREES 40 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 150.0 FEET (SET 1/2 INCH REBAR) TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ALABAMA HIGHWAY NO. 25; THENCE PROCEED NORTH 86 DEGREES 09 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF SAID HIGHWAY FOR A DISTANCE OF 90.0 FEET (SET 1/2 INCH REBAR) TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID 5TH STREET; THENCE PROCEED NORTH 02 DEGREES 40 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY OF SAID 5TH STREET FOR A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$16,500.00 of the above-recited purchase price was paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 2nd day of October, 2015.



PROPST FULTONDALE, LLC
By its sole Member, PROPST PROPERTIES, LLC,
By its Managing Member, John N. Hughey

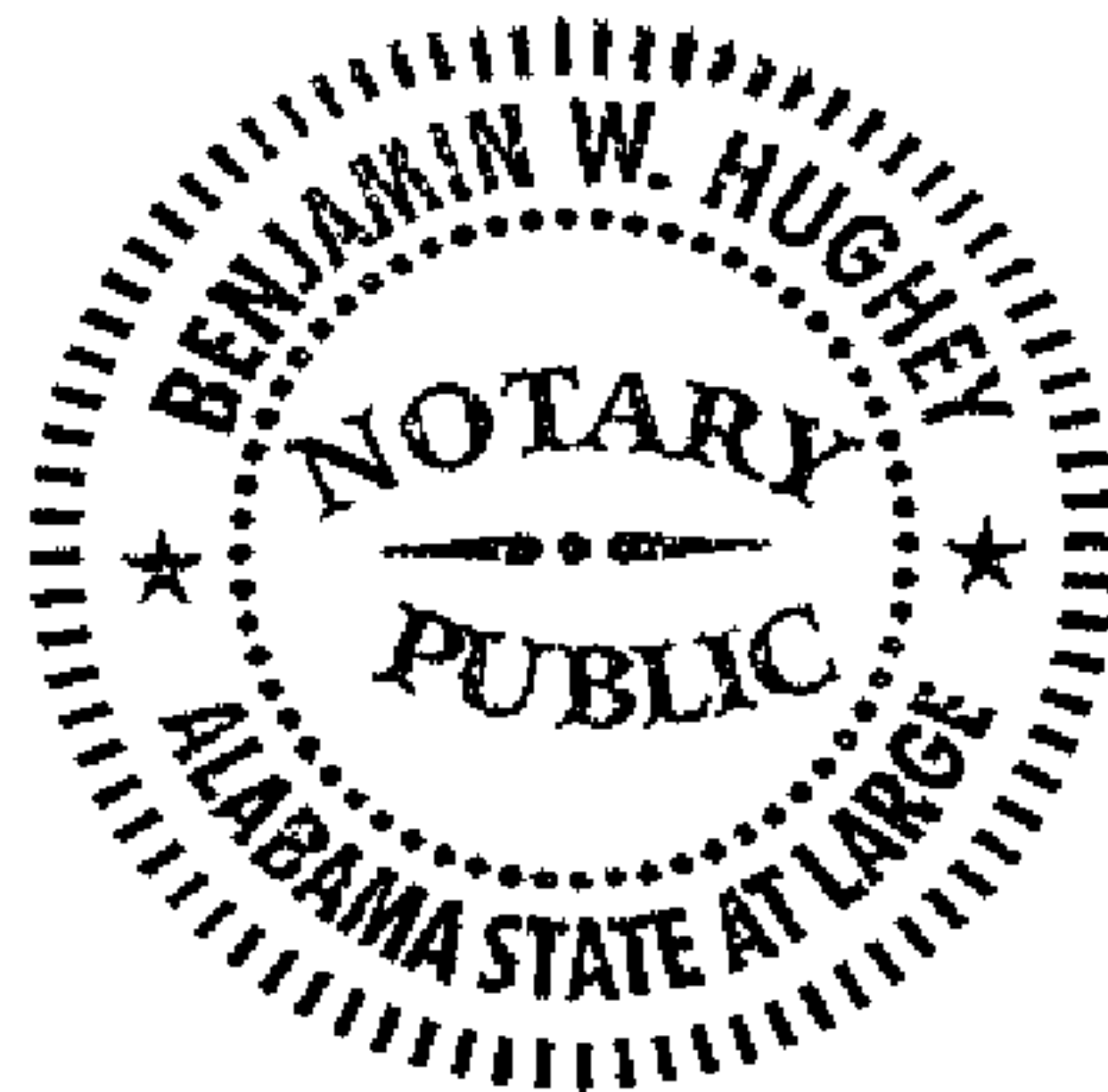
STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOHN N. HUGHEY, whose name as Managing Member of PROPST PROPERTIES, LLC, sole member of PROPST FULTONDALE, LLC, a Delaware limited liability 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 instrument, he, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of October, 2015.


NOTARY PUBLIC
My commission expires: 5-7-17



Real Estate Sales Validation Form

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

Grantor's Name PROPST FULTONDALE, LLC

Grantee's Name KEN WALKER

Mailing Address 305 CHURCH STREET, STE 715
HUNTSVILLE, AL 35801

Mailing Address 8439 1ST AVE
LEEDS, AL 35094

Property Address OLD HWY 25
CALERA, AL 35040

Date of Sale October 2, 2015

Total Purchase Price \$16,500.00

or

Actual Value \$

or

Assessor's Market Value \$

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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 October 2, 2015

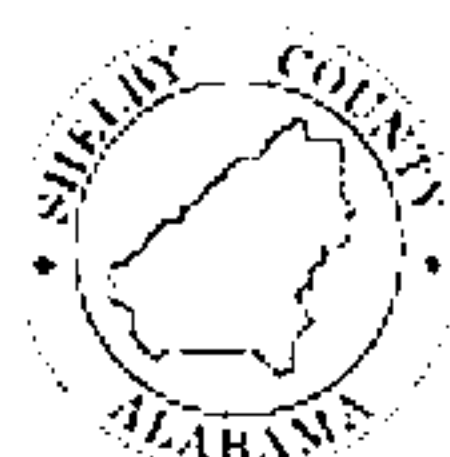
Print Malcolm S. McLeod

☐ Unattested

[Signature] Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/07/2015 12:09:36 PM
\$36.50 CHERRY
20151007000352120

[Signature]