


This instrument was prepared by:
Jason E. Gilmore, Esquire
Gordon, Dana & Gilmore, LLC
600 University Park Place, #100
Birmingham, Alabama 35209

Send Tax Notice to:
Harrell & Hall Properties, L.L.C.
43 Airpark Industrial Complex
Alabaster, Alabama 35007

GENERAL WARRANTY DEED


20151119000399870 1/3 \$485.00
Shelby Cnty Judge of Probate, AL
11/19/2015 10:56:52 AM FILED/CERT

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Four Hundred Sixty Five Thousand and No/100 Dollars (\$465,000.00) to the undersigned **Production Properties, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Harrell & Hall Properties, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6A, according to a Resurvey of Lot 6 of Airpark Industrial Complex, as recorded In Map Book 24, page 103 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2016 and subsequent years not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 486 and Deed book 165, page 122, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Deed Book 101, page 97, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 244, page 129, in the Probate Office of Shelby County, Alabama.
7. Right of way to South and North Alabama Railroad, recorded in Deed Book 41, page 42, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Real Record 265, page 628 and as shown in deed recorded in Instrument 1998-14779, in the Probate Office of Shelby County, Alabama.
9. Release of Damages as recorded in Deed Book 352, page 805, in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto reserved in Deed Book 352, page 605, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/19/2015
State of Alabama
Deed Tax: \$465.00


TO HAVE AND TO HOLD Unto the said GRANTEE, its respective successors and assigns forever.

And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its duly authorized officer, has hereto set its signature and seal, this the 13 day of November, 2015.

Production Properties, L.L.C.

By:

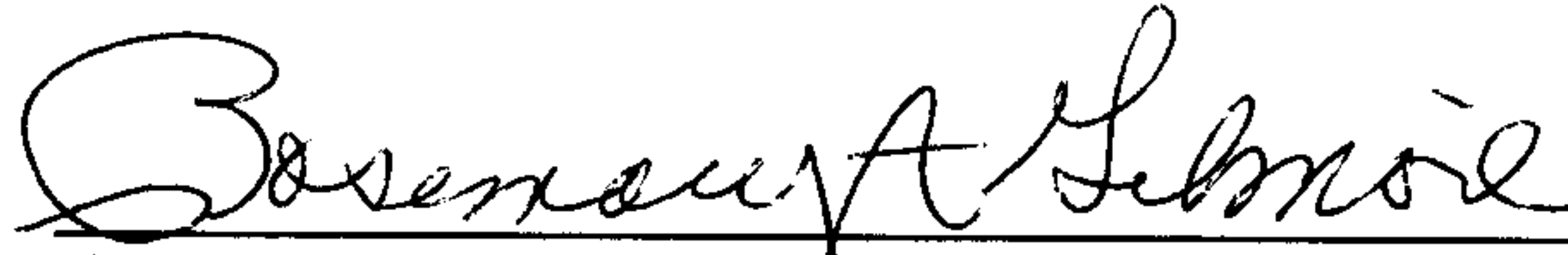


Hugh A. Johnson, Member

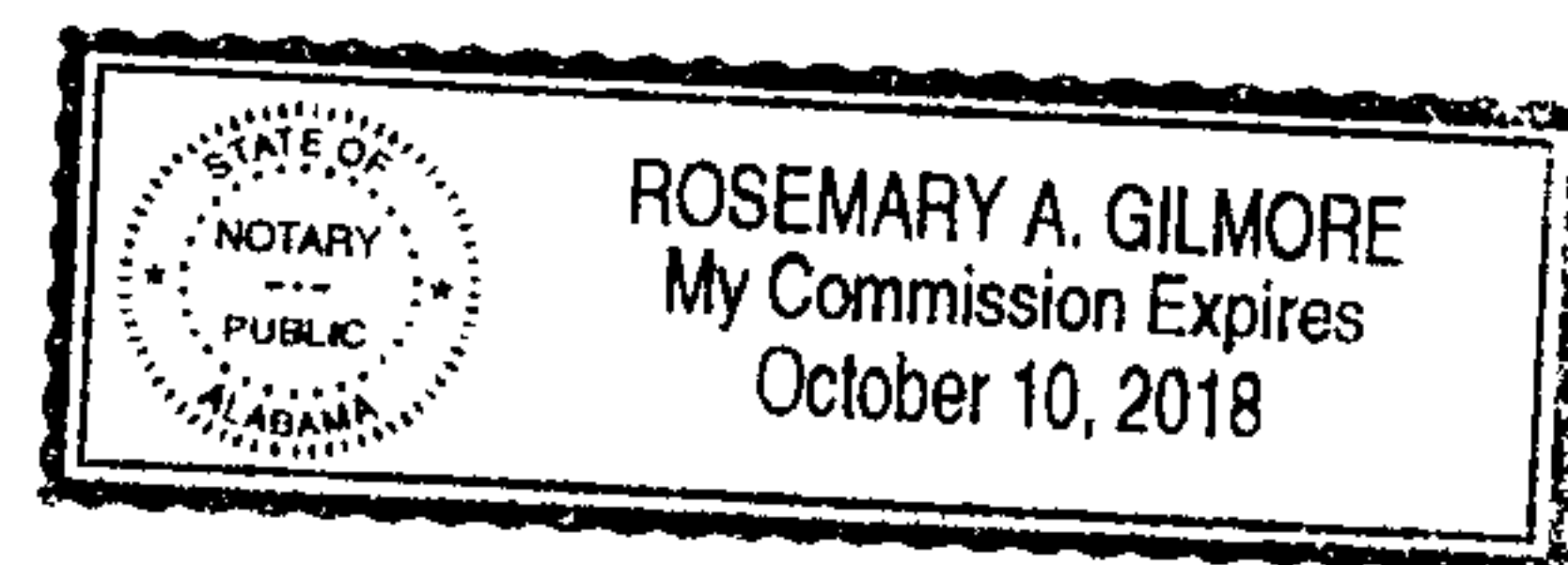
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Hugh A. Johnson, whose name as Member of Production Properties, L.L.C., 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 the 13 day of November, 2015.



Notary Public
My Commission Expires _____



20151119000399870 2/3 \$485.00
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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 Production Properties, L.L.C. Grantee's Name Harrell & Hall Properties LLC
Mailing Address 100 Airpark Industrial CT Mailing Address 43 Airpark Industries Court
Alabaster, AL 35007 Alabaster, AL 35007

Property Address 100 Airpark Industrial Court Date of Sale 11/13/2015
Alabaster, AL 35007 Total Purchase Price \$ 465,000.00
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 11/13/2015

Print Jason E. Gilmore, Closing Agent

Unattested

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

(verified by)

Form RT-1

