


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20151223000438060 1/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/23/2015 03:56:13 PM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** to the undersigned grantor,

**Smith Commercial Investments, LLC, an Alabama limited liability company**

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto

**Highway 13, LLC, an Alabama limited liability company**

the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land situated in the SW ¼ of the SW ¼ of Section 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at a 3" capped pipe at the NW corner of NW ¼ of the SW ¼ of Section 17, Township 21 South, Range 4 West, Shelby County, Alabama; thence S 89°37'54" E along the north line of said ¼-¼ section a distance of 622.84 feet to a point; thence S 0°22'06" W a distance of 1461.70 feet to the POINT OF BEGINNING; thence S 36°03'11" W a distance of 282.91 feet to the eastern bank of the Cahaba River; thence S 18°23'44" E along the eastern bank of the Cahaba River a distance of 44.05 feet to a point; thence N 55°09'40" E and leaving said bank a distance of 110.51 feet to a point; thence N 16°37'19" E a distance of 216.41 feet to the POINT OF BEGINNING. Said parcel of land contains 0.29 acres, more or less.**

TO HAVE AND TO HOLD, to the said grantee, Highway 13, LLC, its successors and assigns.

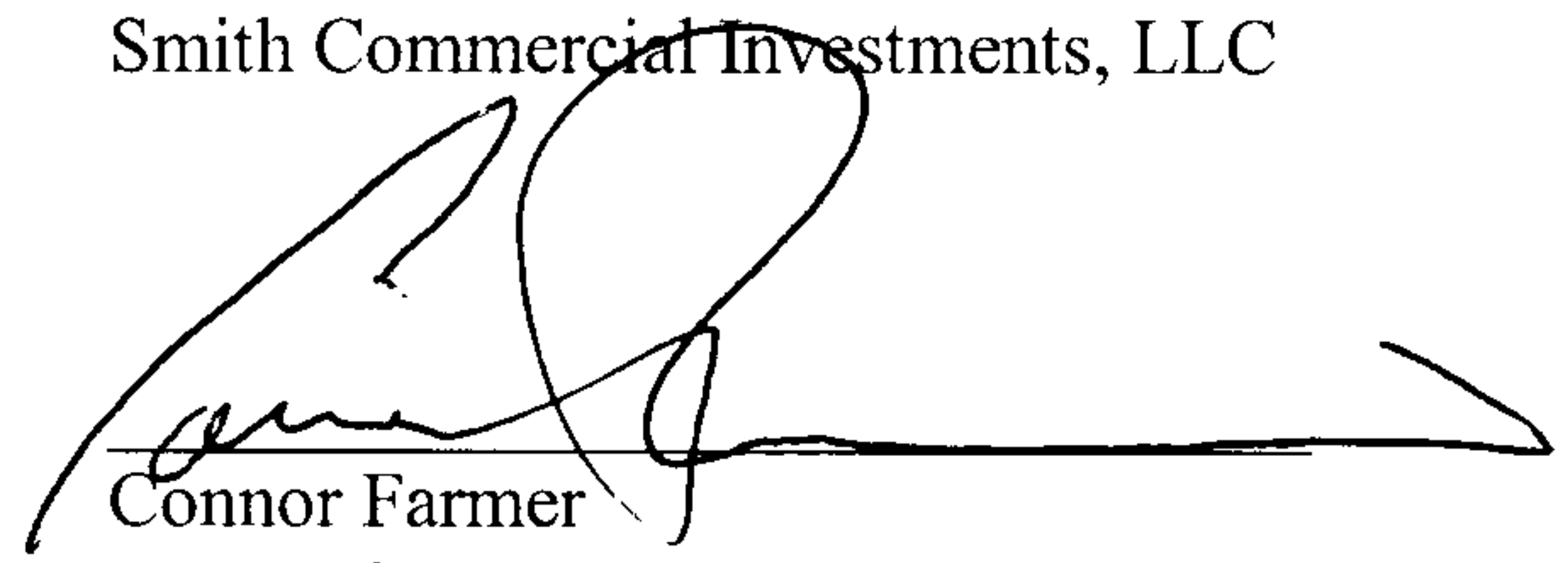
And said grantor does for itself, its successors and assigns, covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid;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

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 26th day of October, 2015.

Shelby County, AL 12/23/2015  
State of Alabama  
Deed Tax: \$.50

WITNESS:

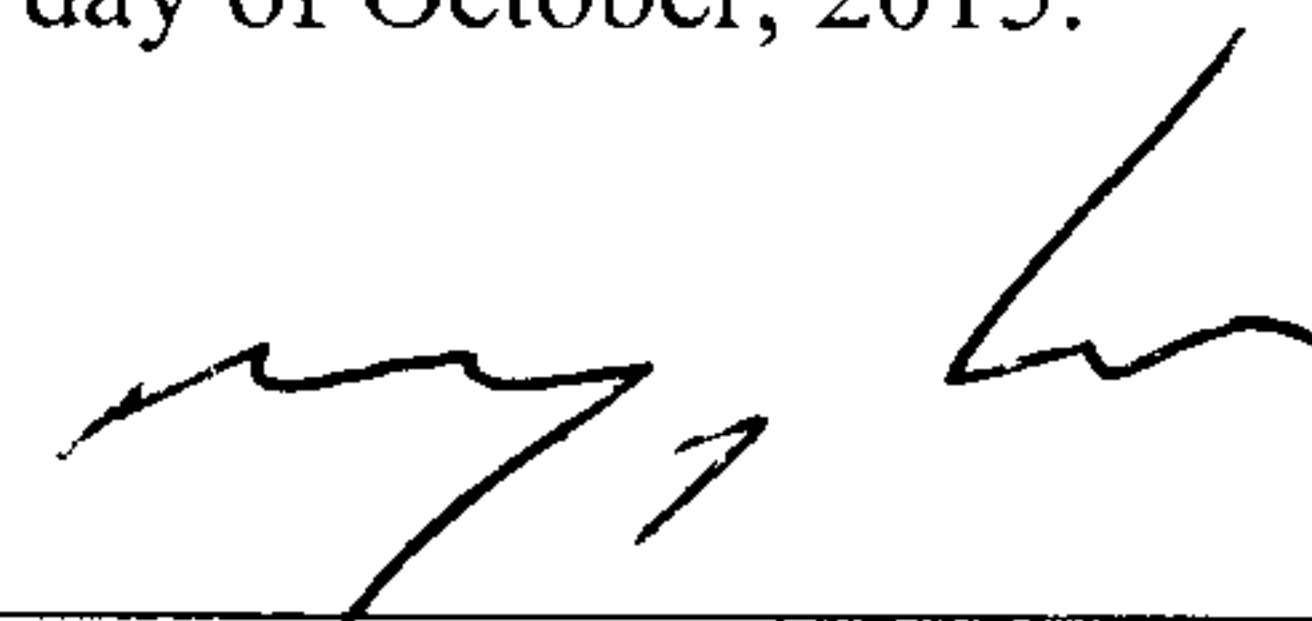
Smith Commercial Investments, LLC

  
Connor Farmer  
Its Member

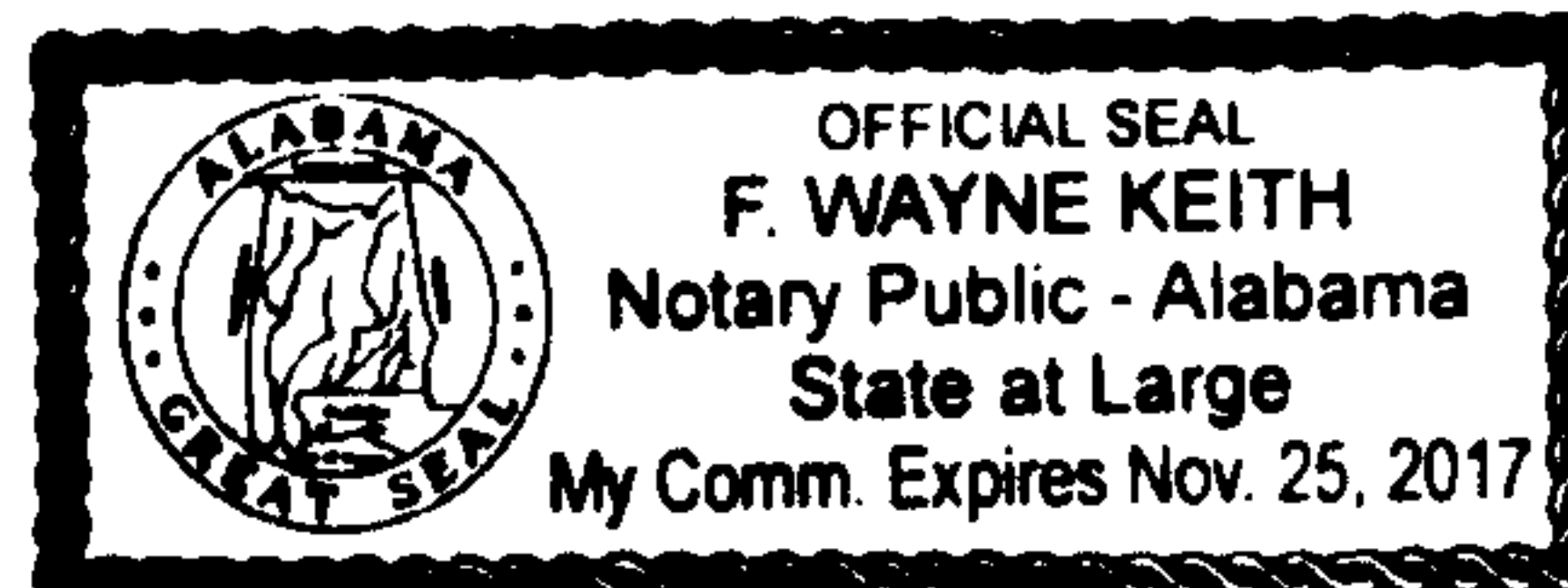
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Smith Commercial Investments, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Member executed the same voluntarily and as the act of Highway 13, LLC on the day the same bears date.

Given under my hand and seal this the 26th day of October, 2015.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Highway 13, LLC  
120 Bishop Circle  
Pelham, AL 35124



  
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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: Smith Commercial Investments, LLC

Mailing Address : 122 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Highway 13, LLC

Mailing Address: 122 Bishop Circle  
Pelham, AL 35124

Property Address: Highway 13  
Helena, AL 35040

Date of Transfer: October 26, 2015

Total Value: \$500.00

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

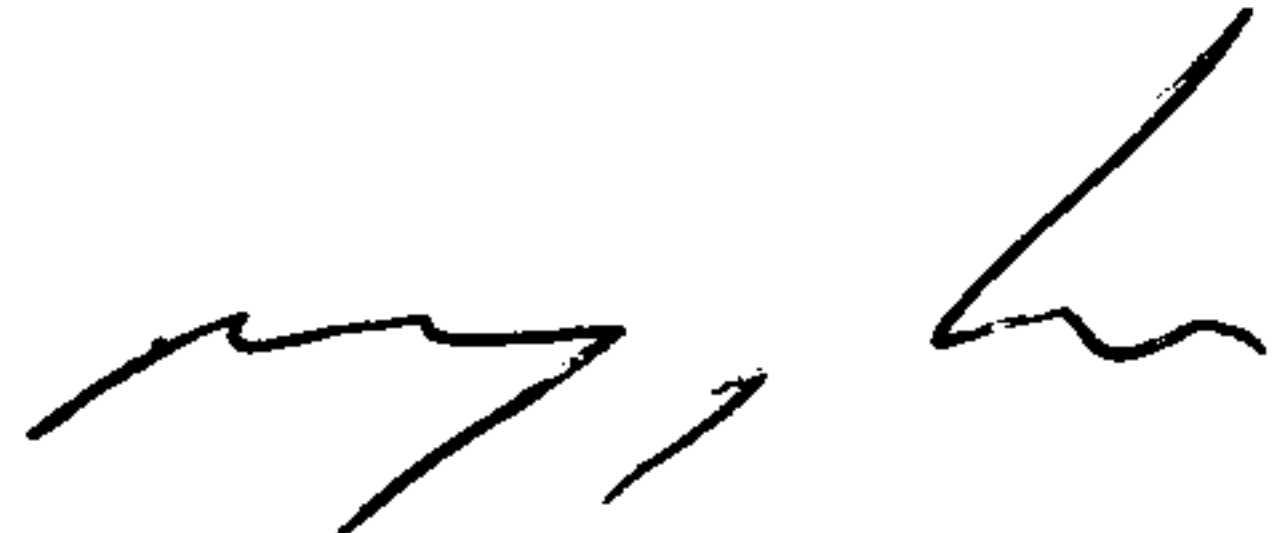
x Other

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.

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 26, 2015

Sign   
x verified by F. Wayne Keith

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