


Pages: 3= \$20.00  
Value \$616,430 = \$616.50  
Total = \$636.50

  
20160212000045990 1/3 \$636.50  
Shelby Cnty Judge of Probate, AL  
02/12/2016 12:05:04 PM FILED/CERT

SEND TAX NOTICE TO:  
RJD ENTERPRISES, LLC  
RANDALL J. DAVIDSON, Manager  
213 Cahaba Oaks Trail  
Indian Springs, AL 35124

STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 10<sup>th</sup> day of Feb, 2016, by RANDALL J. DAVIDSON, a married man (hereinafter referred to as the "Grantor") to RJD ENTERPRISES, LLC, an Alabama Limited Liability Company (hereinafter referred to as the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, on June 30, 1994, the real property described herein was conveyed by Corporation Form Warranty Deed by Commerce Developers, Inc. to Grantor, and was recorded on July 1, 1994, in the Office of the Judge of Probate of Shelby County, Alabama, as Book 1994 page 20927; and

**WHEREAS**, the Grantor desires through this conveyance to transfer the real property described herein to Grantee.

**NOW, THEREFORE**, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby convey unto the Grantee, his interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence North 88 degrees 33 minutes 56 seconds East along the South line of said Quarter-Quarter Section 174.65 feet to a point; thence run Northeasterly along the Westerly right of way line of Interstate Highway No. I-65 152.29 feet to a point; thence continue along said right of way line 276.88 feet to a point; thence continue along said right of way line North 22 degrees 53 minutes 43 seconds East 145.00 feet to the point of beginning of the property being described; thence continue along last described course 144.56 feet to a steel pin; thence turn 89 degrees 56 minutes 07 seconds left and run Northwesterly 415.78 feet to a point on the Easterly margin of Commerce Drive in a curve to the left; thence turn 82 degrees 57 minutes 40 seconds left to chord and run Southwesterly along the chord of said curve a chord distance of 83.96 feet to a point; thence turn 4 degrees 40 minutes 41 seconds left and run Southwesterly along said East margin of said Commerce Drive 149.00 feet to a point; thence turn 103 degrees 47 minutes 39 seconds left and run Southeasterly 441.10 feet to the point of beginning.

Shelby County, AL 02/12/2016  
State of Alabama  
Deed Tax: \$616.50

Subject to Ad valorem taxes for the current year.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

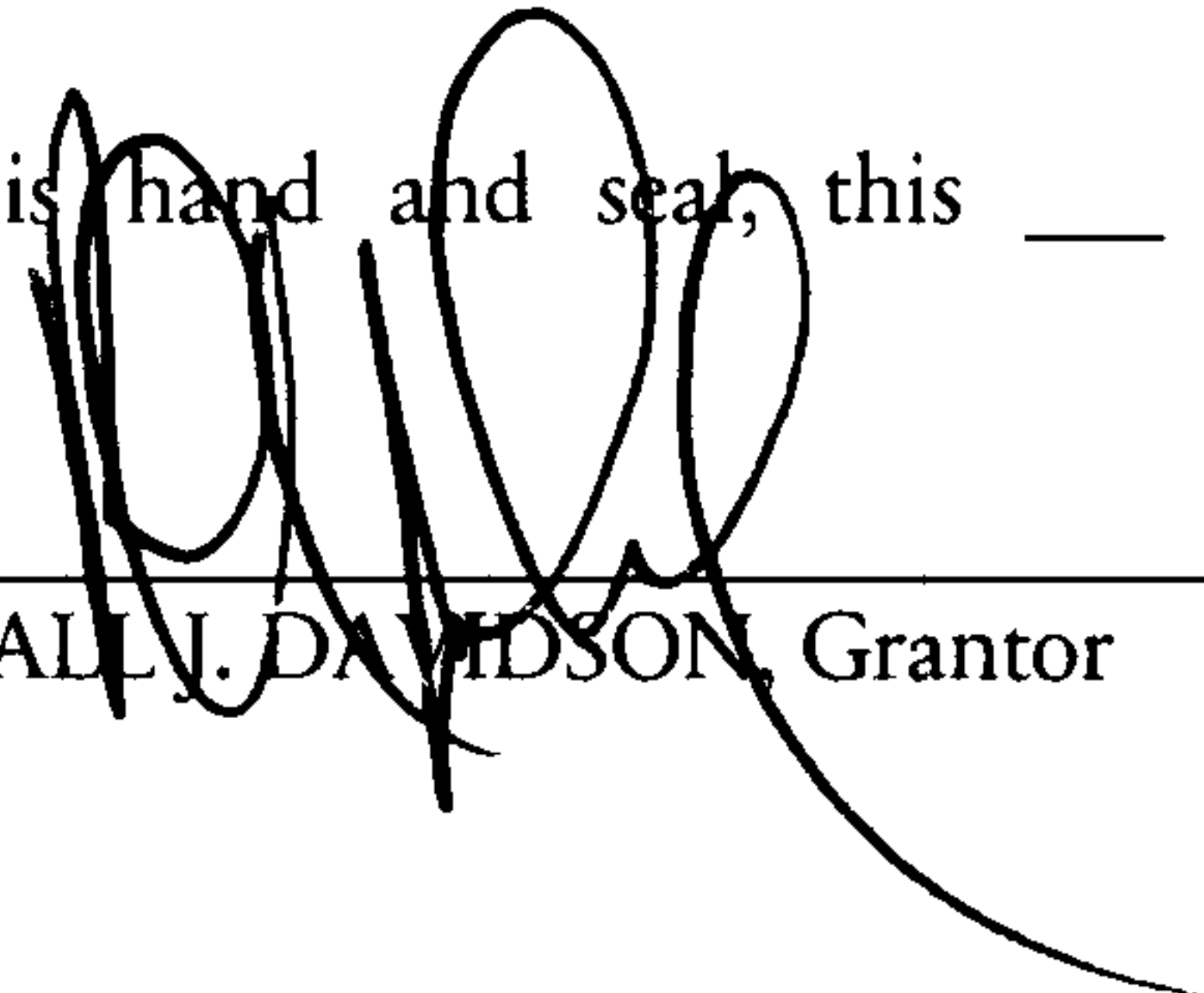
TO HAVE AND TO HOLD unto the said Grantee, and to its assigns forever.

And said Grantor hereby covenants and agrees with said Grantee and its assigns that Grantor will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, RJD ENTERPRISES, LLC.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has set his hand and seal, this 2-10- day of 2016.


  
\_\_\_\_\_  
RANDALL J. DAVIDSON, Grantor

STATE OF ALABAMA )  
JEFFERSON COUNTY)


GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that RANDALL J. DAVIDSON, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/23/2017

THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH) BY:  
Nancy C. Hughes  
Hughes & Scalise, P.C.  
The Luckie Building  
600 Luckie Drive, Suite 310  
Birmingham, Alabama 35223

  
20160212000045990 2/3 \$636.50  
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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 Randall J. Davidson
Mailing Address 213 Cahaba Oaks Trail
Indian Springs, AL 35124

Grantee's Name RJD Enterprises, LLC
Randall J. Davidson, Manager
Mailing Address 213 Cahaba Oaks Trail
Indian Springs, AL 35124

Property Address 3277 Hwy 31 S
Calera, AL 35040

Date of Sale 2/10/2016
Total Purchase Price \$



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or
Actual Value \$

or
Assessor's Market Value \$ 616,430

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
[X] Other 2015 Tax Assessor Bill

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 2/10/2016

Print Randall J. Davidson, Grantor

Sign

[Handwritten signature]

(Grantor/Grantee/Owner/Agent) circle one