

GRANTOR :
Avalanche Investments Inc.
236 Riverfront St.
Shelby , Al. 35143

GRANTEE :
Apsd Garcia Investments , LLC.
76 Stevie Lane
Wilsonville , Al. 35186

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nineteen Thousand Two Hundred two dollars (19,202) AVALANCHE INVESTMENTS INC. {herein referred to as GRANTOR}, in hand paid by the GRANTEE herein , the receipt whereof is acknowledged . The said GRANTOR hereby remises, releases, quit claims , grants , sells , and conveys its interest unto APSD GARCIA INVESTMENTS ,LLC. herein referred to as GRANTEE .The following described real estate situated in SHELBY , COUNTY, AL. to-wit :

Beginning at a point on the East 40 foot right of way line of the L&N Railroad Company, being marked by an iron pipe (said point being the northwest corner of the Alfred McClanahan lot) ; thence run North 23 degrees 54 minutes West , along the said East 40 foot right of way line of L&N Railroad , a distance of 482.34 feet to the point of beginning of the lot herein described ; thence turn 90 degrees angle to the right and run North 66 degrees 06 minutes East a distance of 135.02 feet to a point on the southwest 40 feet right of way of Columbiana - Shelby road ; thence run North 20 degrees 20 minutes West 100 feet to a 6 inch by 6 inch concrete marker ; thence turn a 90 degrees angle to the right and run 15 feet to the West right of way line of Columbiana - Shelby paved road ; thence North 20 degrees 20 minutes West along said right of way line 147.17 feet ; thence turn an angle of 90 degrees to the left and run West 15 feet to a 6 inch by 6 inch concrete marker ; thence continue in a Northerly direction along said right of way line of Columbiana - Shelby paved road , 223 feet to a point ; thence turn a 90 degree angle to the left and run West to the East right of way line of the L&N Railroad right of way , thence South 23 degrees 54 minutes East along said railroad right of way 466.25 feet , more or less to the point of beginning of the lot herein described ; said land being situated on the West side of the Columbiana - Shelby paved road and is lying in the Northwest ¼ of the Southwest ¼ ,Northwest ¼ of the Southwest ¼ and Southeast ¼ of the Southwest ¼ Section 36 , Township 21 South , Range 1 West , SHELBY COUNTY, ALABAMA .

SUBJECT TO : Statutory right of redemption for all parties lawfully entitled thereto pursuant to Title 6-5-230 . Code of Alabama , 1975

TO HAVE AND TO HOLD to the said GRANTEE , his heirs , devisees , assigns , or its successors and assigns forever .

IN WITNESS WHEREOF , the said GRANTOR , CHARLES RICH , who is authorized to execute this conveyance has hereto sets its signature and seal this 17th day of March , 2016.

AVALANCHE INVESTMENTS INC..

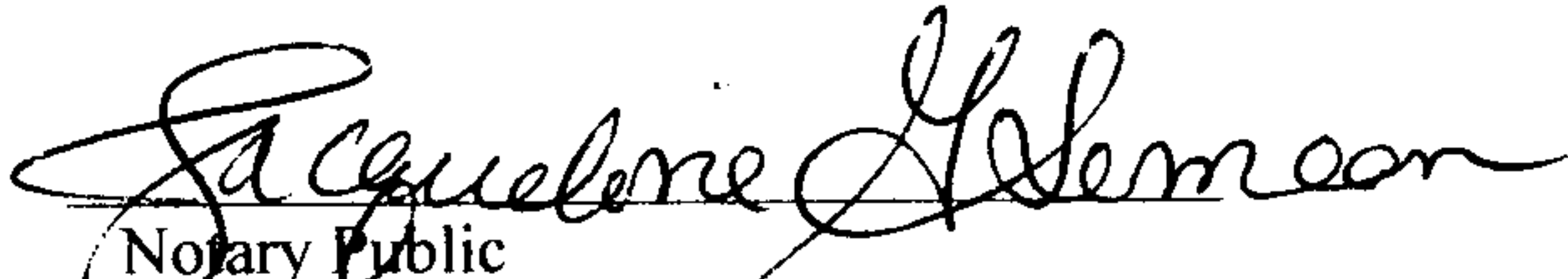
CHARLES RICH , PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I , the undersigned , a notary public in and for said county , in said state, hereby certify that CHARLES RICH whose name as PRESIDENT is signed to the forgoing conveyance and who is known to me ,


acknowledged before me on this day , that , being informed of the contents of the conveyance he , as such officer and with full authority, executed for and as act of said Grantor.

Given under my hand this the 17th day of MARCH , 2016


Notary Public

{ NOTARY SEAL }

My Commission Expires : 5/16/18


20160322000091910 2/3 \$39.50
Shelby Cnty Judge of Probate, AL
03/22/2016 03:40:11 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 Avalanche Invest.
Mailing Address 236 Riverfront St
Shelby AL 35143

Grantee's Name Apssd Garcia Invest. LLC
Mailing Address 76 Stevie Lane
Wilsonville AL
35186

Property Address 1100 Hwy 47
Columbiana
3505

Date of Sale 3/17/16
Total Purchase Price \$ 19,202

or
Actual Value \$ _____

or

Assessor's Market Value \$ _____



20160322000091910 3/3 \$39.50
Shelby Cnty Judge of Probate, AL
03/22/2016 03:40:11 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 3/22/16

Print David Garcia

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one