

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY
SEND TAX NOTICE TO:
Fox Electric, Inc.
530 Clay Pit Road
Montevallo, Al 35115



20160428000140720 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/28/2016 03:30:14 PM FILED/CERT

THIS SPECIAL WARRANTY DEED, made the 21st day of March, 2016 by Alliance Wealth Builders, Inc., an Alabama Corporation, whose address is 732 Montgomery Highway, PMB 232, Vestavia, Al 35216 hereinafter called Grantor(s), to Fox Electric, Inc., an Alabama Corporation, whose address is 530 Clay Pit Road, Montevallo, Al 35115, hereinafter called Grantee(s):

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantors, for and in consideration of the sum of THIRTY TWO THOUSAND EIGHT HUNDRED AND 00/100 (\$32,800.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated SHELBY County, Alabama, viz:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 5995 Highway 10, Montevallo, Al 35115

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Shelby County, AL 04/28/2016
State of Alabama
Deed Tax: \$33.00

WITNESS the hands and seal of said Grantor this 21st day of March, 2016.

Alliance Wealth Builders, Inc.

By: JBR

Print Name: Jennifer Brown

Title: President



20160428000140720 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/28/2016 03:30:14 PM FILED/CERT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Brown, whose name as President, doing business as an Alabama Corporation, is signed to the foregoing instrument, and who is known to me to be the duly authorized representative of Alliance Wealth Builders, Inc. and the person who executed the foregoing instrument bearing the date Mar 21, 2016, by virtue of the authority vested in him/her by the delegation of authority and acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of Mar, 2016.

Gwen Cork
NOTARY PUBLIC

Printed Name: _____
Gwen Cork
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
JUNE 26, 2017

My Commission Expires: _____

Instrument Prepared By:

Jennifer Brown
732 Montgomery Highway PMB 232
Vestavia, Al 35216

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AS IS DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North 01 degrees 23 minutes 34 seconds West along the West line of said Quarter-Quarter a distance of 902.00 feet to a found iron pipe corner on the Southerly margin of Shelby County Highway No. 10; thence run South 73 degrees 36 minutes 14 seconds East along said margin of said Highway a distance of 150.64 feet to a set rebar corner; thence South 04 degrees 20 minutes 05 seconds West a distance of 128.36 feet to a set rebar corner; thence run South 88 degrees 57 minutes 54 seconds East a distance of 14.00 feet to a set rebar corner; thence run South 01 degrees 02 minutes 14 seconds West a distance of 730.33 feet to a set rebar corner on the South line of same said Quarter-Quarter section; thence run South 89 degrees 43 minutes 32 seconds West along said 5995 Highway 10 Montevallo, Al 35115.

Property Commonly Known as: 5995 Highway 10, Montevallo, Al 35115



20160428000140720 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
04/28/2016 03:30:14 PM FILED/CERT