

PROPERTY ADDRESS:


Approx. 5.36 acres on Highway 11
Shelby County, AL
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

KAU LAND HOLDINGS, LLC
c/o Mr. Kent A. Upton
4848 Highway 11
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580


20160705000230770 1/4 \$189.50
Shelby Cnty Judge of Probate, AL
07/05/2016 07:42:43 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **GRANT D. UPTON, an unmarried man**, whose mailing address is P. O. Box 509, Pelham, Alabama 35124 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **KAU LAND HOLDINGS, LLC, an Alabama limited liability company**, whose mailing address 4848 Highway 11, Pelham, AL 35124 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama:

Beginning at the Northeast corner of the Northeast Quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence South 02 degrees 47 minutes 07 seconds East along the East line of said quarter-quarter a distance of 383.92 feet to a found rebar corner on the South line of an Alabama Power Company Transmission Line Easement of right-of-way; thence run North 78 degrees 21 minutes 38 seconds West along said right-of-way of easement line a distance of 782.65 feet to a found rebar corner of the Southeasterly margin of Shelby County Highway No. 11; thence run North 58 degrees 11 minutes 10 seconds East along said margin of said highway a distance of 394.28 feet to found rebar corner; thence continue along said margin of said highway North 57 degrees 59 minutes 35 seconds East a distance of 472.05 feet to

a found rebar corner on the East line of the Southeast quarter of Northwest quarter of same said Section 16; thence South 03 degrees 05 minutes 29 seconds East along said East line of said quarter-quarter section a distance of 232.83 feet to the Point of Beginning.

Less and Except:

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 05 minutes 29 seconds West along the East line of the Southeast quarter of the Northwest quarter of Section 16 a distance of 232.83 feet to a point on the Southerly margin of Shelby County Highway No. 11, thence run South 57 degrees 59 minutes 35 seconds West along said margin of said highway a distance of 34.27 feet to the Point of Beginning; on the centerline of a sixty foot wide easement of right-of-way: thence run South 03 degrees 05 minutes 29 seconds East along said centerline of said right-of-way of easement a distance of 216.26 feet to the PC of a curve to the left having a central angle of 28 degrees 03 minutes 10 seconds and a radius of 250.00 feet, thence run Southeasterly along the arc of said curve an arc distance of 122.40 feet to the intersection of said centerline of said easement of right-of-way with the East line of the Northeast quarter of the Southwest quarter of said Section 16 and the end of required easement of right-of-way.

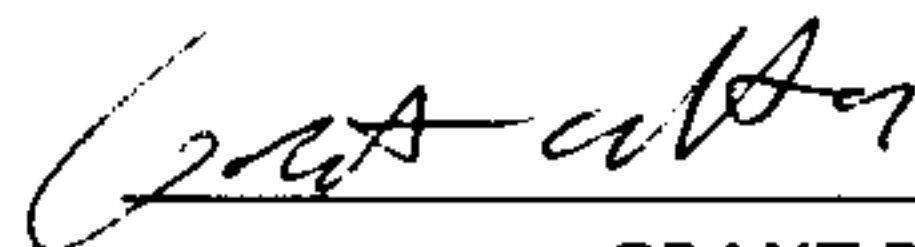
SUBJECT TO:

1. Ad Valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Conditions, limitations, restrictions, easements and right-of-way of record, if any.

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, his heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned, hereunto set his hand and seal on this 29TH day of April, 2016.



GRANT D. UPTON



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

:

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Grant D. Upton, whose name is signed to the foregoing conveyance, and who is known to me, 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 29TH day of April, 2016.


NOTARY PUBLIC

My commission expires: 9.12.2018



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama (1975) section 40-22-1

Grantor's Name:	Grant D. Upton	Grantee's Name:	KAU LAND HOLDINGS, LLC
Mailing Address:	P O Box 509 Pelham, AL 35124	Mailing Address:	4848 HIGHWAY 11 Pelham, AL 35124
Property Address:	Approx. 5.36 acres on Hwy 11 Shelby County, AL	Date of Sale:	April <u>29</u> 2016
		Total Purchase Price:	
		or	
		Actual Value:	
		or	
		Assessor's Market Value:	\$165,070.00

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)*

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: <u>market value per tax assessor</u>
<input type="checkbox"/> 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 6-30-16

☐ Unattested ☐ (verified by)

Print Frank C. Galloway III

Sign Frank C. Galloway III
(Grantor/Grantee/Owner/Agent) circle one

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