

This instrument was prepared by:
Semaan Realty, LLC
3146 Green Valley Road
Vestavia, AL 35243

Send Tax Notice to:
Alexander K. Bonsu
173 Lenox Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for in consideration of the sum of Sixty-Three Thousand Dollars (\$63,000.00), to the undersigned, APSD Garcia Investments, LLC., (herein referred to as GRANTORS), in hand paid by Alexander K. Bonsu, a single man, (herein referred to as GRANTEE), the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto GRANTEE, the following described real estate situated in Shelby County, Alabama, 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 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 current taxes, easements, covenants restrictions and rights of way of record mineral and mining rights.

Preparer of deed has not checked Title.

This Property is not homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executors, and administrators forever.


IN WITNESS WHEREOF, Given under my hand and seal this 19th day of October, 2016.

WITNESS:

(Seal) _____ (Seal) David Garcia
(Seal) APSD Garcia Investments, LLC.

(Seal) _____ (Seal) _____
(Seal)

Shelby County, AL 10/28/2016
State of Alabama
Deed Tax: \$63.00


20161028000397840 1/2 \$81.00
Shelby Cnty Judge of Probate, AL
10/28/2016 03:32:36 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that APSD Garcia Investments, LLC., whose name(s) 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 19th day of October, 2016.

Jacqueline Semaan
JACQUELINE SEMAAN, NOTARY PUBLIC
COMMISSION EXPIRES: 5/16/18

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name APSD Garcia Investments
Mailing Address 16, Stevie Lane
Prichardville AL 35186

Grantee's Name Alexander Bonsu
Mailing Address 173 Lenox Dr.
Bham 35242

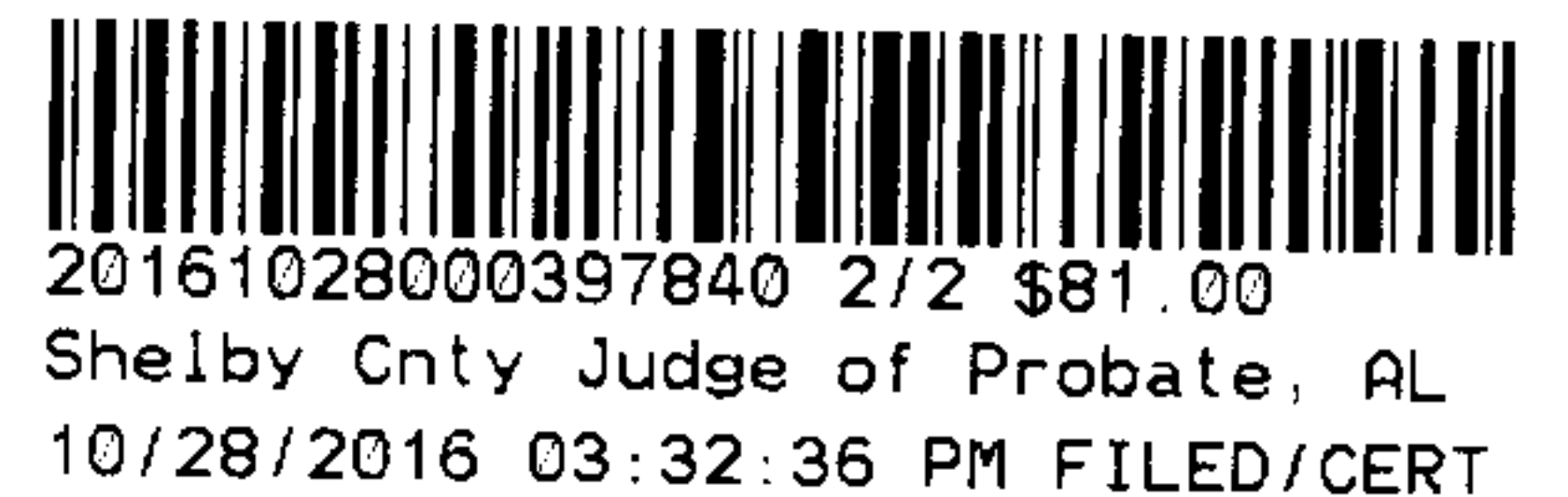
Property Address 1100 Hwy 47
Columbiana 35051

Date of Sale 10/19/14
Total Purchase Price \$ 63,000
or
Actual Value \$
or
Assessor's Market Value \$

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 10/28/16

Print ALEXANDER K. BONSU

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)