



20161209000451450 1/4 \$1486.00
Shelby Cnty Judge of Probate, AL
12/09/2016 02:10:56 PM FILED/CERT

This Instrument Prepared By:

Jim Pino, Esq.
Jim Pino & Associates, P.C.
363 Canyon Park Drive
Pelham, AL 35124
Telephone: (205) 663-1581

Send Tax Notice To:

Columbiana Station, LLC
531 Woodbridge Trace
Chelsea, AL 35043

THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that "**A**" **PLUS CLEANING & RESTORATION, INC.**, an Alabama corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **COLUMBIANA STATION, LLC**, an Alabama Limited Liability Company ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee the real property situated in Shelby County, Alabama more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is made subject to the following (the "Permitted Encumbrances"):

1. Taxes and assessments for the year 2016 and subsequent years, which are a lien but not yet due or payable.
2. Easement to the City of Columbiana recorded as Instrument #1992-24961 in the Probate Office of Shelby County, Alabama (the "Probate Office").
3. Transmission line permit to Alabama Power Company recorded in Deed Book 212, Page 567 in said Probate Office.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the property which would be disclosed by an accurate and complete up-to-date survey.
5. Any prior reservation or conveyance of minerals or mining rights, including but not limited to oil, gas, sand and gravel, in, on or under the property.

TO HAVE AND TO HOLD, to Grantee, its successors and assigns, forever.

Said grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the property and that the property is free from all encumbrances except for Permitted Encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and, except for the Permitted Encumbrances, that Grantor, and Grantor's successors and assigns, shall warrant and defend the same to said Grantee, its successors and assigns, forever, against the lawful claims of all persons holding by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its corporate name and, on its

Shelby County, AL 12/09/2016
State of Alabama
Deed Tax: \$1462.00



20161209000451450 2/4 \$1486.00
Shelby Cnty Judge of Probate: AL
12/09/2016 02:10:56 PM FILED/CERT

behalf, on the date set forth below.

"A" PLUS CLEANING & RESTORATION, INC.,
an Alabama Corporation

By: 

Print Name: Kevin Noel Ricke

Title: President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Kevin Noel Ricke**, whose name as **President** of "A" Plus Cleaning & Restoration, Inc., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 9th day of December, 2014.



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 3, 2019

EXHIBIT A

[Legal Description]



20161209000451450 3/4 \$1486.00
Shelby Cnty Judge of Probate, AL
12/09/2016 02:10:56 PM FILED/CERT

PARCEL ONE:

Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run in a Southerly direction along the East line of Section 27 for a distance of 1488.68 feet to a point on the south right of way of Alabama Highway Number 70; thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a Southwesterly direction along the South right of way line of Alabama Highway Number 70 for a distance of 21.78 feet to the point of beginning; from the point of beginning thus obtained turn an angle to the right of 6 degrees 56 minutes 50 seconds and continue in a Southwest direction along the South right of way of Alabama Highway Number 70 for a distance of 292.20 feet to the intersection of the Southeast right of way of the Southern Railroad; thence turn an angle to the left of 28 degrees 48 minutes 17 seconds and run in a Southwest direction along the Southeast right of way of the Southern Railroad for a distance of 296.60 feet; thence turn an angle to the left of 55 degrees 45 minutes 23 seconds and run in a Southerly direction for a distance of 268.26 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in an Easterly direction for a distance of 536.07 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northerly direction for a distance of 462.86 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL TWO:

Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run South along the East line of said Section 27 for a distance of 1488.68 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a Southwesterly direction along Southern right of way of Alabama Highway 70 for a distance of 21.78 feet; thence turn an interior angle to the right of 102 degrees 23 minutes 10 seconds and run in a Southerly direction for a distance of 530.26 feet; thence turn an interior angle to the right of 76 degrees 42 minutes 43 seconds and run in a Northeasterly direction for a distance of 283.37 feet; thence turn an interior angle to the right of 101 degrees 45 minutes 18 seconds and run in a Northerly direction for a distance of 524.69 feet to a point on the South right of way of Alabama Highway 70; thence turn an interior angle to the right of 78 degrees 17 minutes 58 seconds and run in a Southwesterly direction along said right of way for a distance of 124.95 feet; thence turn an interior angle to the right of 180 degrees 50 minutes 51 seconds and run in a Southwesterly direction along said right of way for a distance of 121.69 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL THREE

Commence at the Southwest corner of the Northwest quarter of Section 26, Township 21 South, Range 1 West, thence run in a Northerly direction along the West line of the Northwest quarter for a distance of 459.85 feet to a point in the centerline of a Creek and the point of beginning; from the point of beginning thus obtained, turn an angle to the right of 74 degrees 51 minutes 04 seconds and run in a Northeasterly direction along the centerline of a creek for a distance of 127.96 feet; thence turn an angle to the left of 3 degrees 53 minutes 24 seconds and continue in a Northeasterly direction along the centerline of a creek for a distance of 148.04 feet; thence turn an angle to the left of 73 degrees 21 minutes 32 seconds and run in a Northerly direction for a distance of 182.00 feet; thence turn an angle to the left of 100 degrees 48 minutes 34 seconds and run in a Southwesterly direction for a distance of 262.79 feet; thence turn an angle to the left of 76 degrees 47 minutes 34 seconds and run in a Southerly direction for a distance of 203.53 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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


Grantor's Name A PLUS Cleaning + Restoration Inc Grantee's Name COLUMBIANA STATION LLC
Mailing Address 455 Hwy 70 Mailing Address Same
Columbiana, AL
35051

Property Address 21-8-27-1-001-015.000 Date of Sale 12-9-2016
21-7-26-2-001-009.000 Total Purchase Price \$
21-7-26-2-001-058.010 or
Actual Value \$
or
Assessor's Market Value \$1,461,720

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


20161209000451450 4/4 \$1486.00
Shelby Cnty Judge of Probate, AL
12/09/2016 02:10:56 PM FILED/CERT

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 _____ Print [Signature]
☒ Unattested Karen Nielsen Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1