

This instrument was prepared by:

Jason E. Gilmore, Esquire
Gordon, Dana & Gilmore, LLC
600 University Park Place
Suite 100
Birmingham, Alabama 35209

Send Tax Notice to:
Chris Rollan
1955 Riva Ridge Road
Helena, AL. 35080


20161213000454990 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
12/13/2016 01:35:51 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Eighty-Five Thousand and No/100 Dollars (\$85,000.00) to the undersigned Grantor, **METROCK HELENA PROPERTIES, L.L.P.** (also known as The Metrock Helena Properties, L.L.P.), an Alabama limited liability partnership (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CHRIS ROLLAN** (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, "as is", "where is" and "with all fault", to-wit:

Lots 2, 3 and 4, according to the Map of Metrock Industrial Park, as recorded in Map Book 35, page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2017 and subsequent years.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**
- 5. Taxes or special assessments which are not shown as existing liens by the public records.**
- 6. Such state of facts as shown on recorded subdivision plat, as applicable.**
- 7. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.**
- 8. Right of way of AT&T, recorded in Real 254, page 507, in the Probate Office of Shelby County, Alabama.**
- 9. Easement to the Water Works Board of the City of Helena, as recorded in Volume 145, page 465 and Volume 176, page 390, in the Probate Office of Shelby County, Alabama.**

Shelby County, AL 12/13/2016
State of Alabama
Deed Tax: \$8.50

10. Right of Way granted to Alabama Power Company by instrument recorded in Volume 199, page 446; Volume 57, page 88; Volume 146, page 309 and Volume 266, page 739 in the Probate Office of Shelby County, Alabama.
11. Right of way to the Water Works Board of the City of Helena, recorded in Volume 145, page 465 and Volume 176, page 390, in the Probate Office of Shelby County, Alabama.
12. Building line(s) as shown by recorded map.
13. Easement(s) as shown by recorded map.
14. Restrictions as shown by recorded map.

This conveyance is subject to a purchase money mortgage recorded simultaneously herewith.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of December, 2016.

Metrock Helena Properties, L.L.P.

By: Metrock Properties, L.L.C., General Partner

By: *Connie K. Metrock*
Connie K. Metrock, Manager

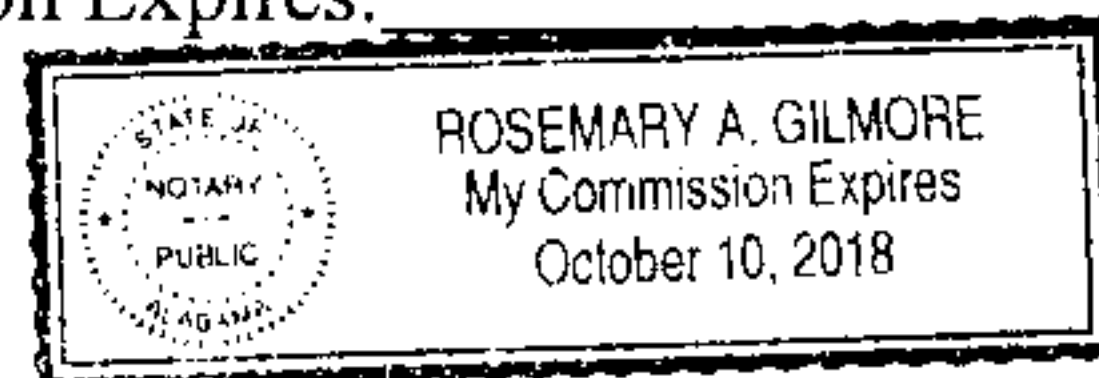
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connie K. Metrock, as Manager of Metrock Properties, L.L.C., General Partner of Metrock Helena Properties, L.L.P., an Alabama limited liability partnership, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal, this the 5th day of December, 2016.

(SEAL)

Rosemary A. Gilmore
Notary Public
My Commission Expires: _____



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Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name	Metrock Helena Properties, L.L.P.	Grantee's Name	Chris Rollan
Mailing Address	P.O. Box 36	Mailing Address	<u>1955 Riva Ridge Rd</u>
	Montevallo, AL 35115		<u>Helena, AL 35080</u>
Property Address	Lots 2, 3, and 4, according to the	Date of Sale	12/5/2016
	Map of Metrock Industrial Park	Total Purchase Price	\$85,000.00
	as recorded in Map Book 35, page 27		OR
	Shelby County, Alabama	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	☐ Appraisal
☒ Sales Contract	☐ Other _____
☐ 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 Section 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 Section 40-22-1 (h).

Date 12/5/2016

Print: Metrock Helena Properties, L.L.P.

By: Metrock Properties, LLC

____ Unattested _____
(verified by)

Sign Connie K Metrock Manager
(Grantor/Grantee/Owner/Agent) circle one

