

This instrument was prepared by:
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Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:

LeTrinity, L.L.C.
10241 Destination Drive
Hammond, Louisiana 70403

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20161221000466680 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
12/21/2016 03:31:05 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 20th day of December, 2016, by **CLAYTON REALTY COMPANY, L.L.C.**, an Alabama limited liability company (the "Grantor"), to **LETRINITY, L.L.C.**, a Louisiana limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred One Thousand Eight Hundred Seventy-Five and no/100 Dollars (\$201,875.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee approximately 1.7 acres of real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all 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 subject to those matters set forth on Exhibit "B" attached hereto.

The Property is not Grantor's homestead.

A \$475,000.00 mortgage is being recorded simultaneously herewith.

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

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

*Statutory Warranty Deed
1.7 acres
Page 1*

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Addresses: Grantee's Name and Mailing Address:

Clayton Realty Company, L.L.C.
P.O. Box 602
Helena, Alabama 35080

Letrinity, L.L.C.
10241 Destination Drive
Hammond, Louisiana 70403

Property Address: Shelby County, Alabama

Purchase Price: \$201,875.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature pages to follow]


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*Statutory Warranty Deed
1.7 acres
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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

CLAYTON REALTY COMPANY, L.L.C., an
Alabama limited liability company

By: [Signature]
Its: Managing Member

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Del Clayton, whose name as Managing Member of Clayton Realty Company, L.L.C., an Alabama limited liability company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of December, 2016.

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 10-11-20


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Statutory Warranty Deed
1.7 acres
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EXHIBIT "A"
[Legal Description]

A portion of Lot 10, Millennium Park, as recorded in Map Book 27, Page 125, in the Probate Office of Shelby County, Alabama; being more particularly described as follows:

Commence and being at the SW corner of Lot 10, Millennium Park, as recorded in Map Book 27, Page 125 in the Probate Office of Shelby County, Alabama being the NW corner of Lot 11, both being along the East right of way line of George Roy Parkway; thence run Northerly along the East right of way line of George Roy Parkway, being the West line of Lot 10, a distance of 212.00 feet; thence right 90°00'00" Easterly, being 38 feet South of and parallel to the North line of Lot 10, distance of 350.18 feet to the Westerly right of way line of Interstate 65; thence right 89°58'19" Southerly along the Westerly right of way line of Interstate 65 a distance of 212.00 feet to the Southeastern corner of Lot 10, being the NE corner of Lot 11; thence right 90°01'41" Westerly along the South line of Lot 10, being the North line of Lot 11 a distance of 350.29 feet to the point of beginning.



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1.7 acres
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EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due October 1, 2016.
2. All matters of record.



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Statutory Warranty Deed
1.7 acres
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Real Estate Sales Validation Form

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

Grantor's Name Clayton Realty Company, L.L.C.
Mailing Address P.O. Box 602
Helena, Alabama 35080

Grantee's Name LeTrinity, L.L.C.
Mailing Address 10241 Destination Drive
Hammond, Louisiana 70403

Property Address Shelby County, AL

Date of Sale _____

Total Purchase Price \$ 201,875.00

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 _____



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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 12-20-16

Print

Delfon Lane Clayton

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1