

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Quarles Properties, LLC
Tim Yeager
101 Scams Way Dr
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$120,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Gayton E. Lopresti, Jr., a married man, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Quarles Properties, LLC, an Alabama limited liability company, a 50% interest and unto Tim Yeager and Tammy Yeager, husband and wife, a 50% interest (herein collectively referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" For Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$120,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject Property does not constitute the Homestead of Grantor nor that of Grantor's Spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever. And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

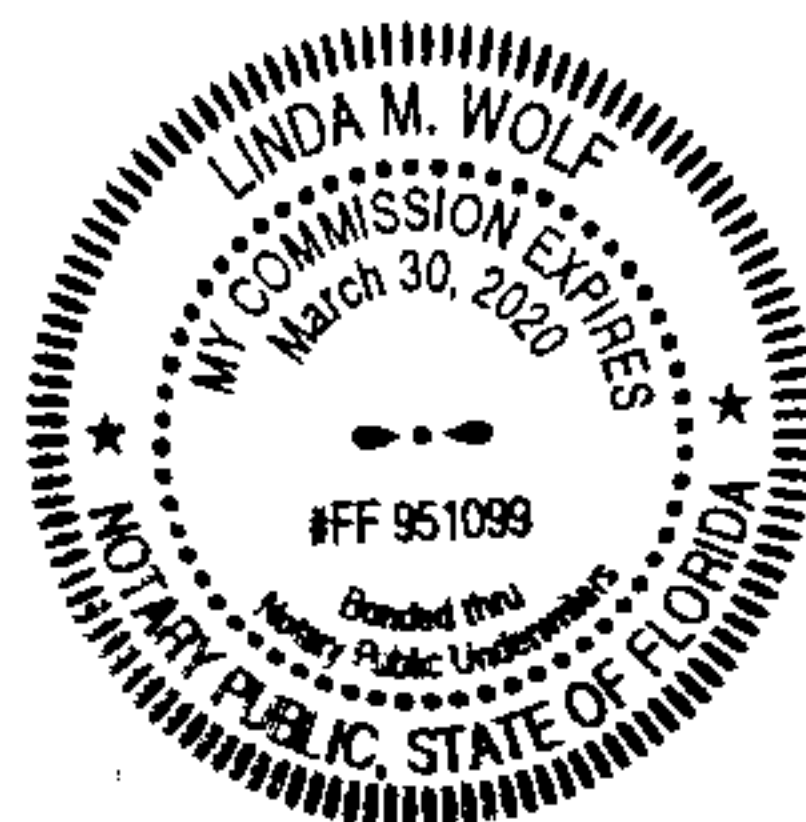
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 30th day of December, 2016.


Gayton E. Lopresti, Jr.

STATE OF FL
COUNTY OF OKALOOSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gayton E. Lopresti, Jr., 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, this 30th day of December, 2016.




NOTARY PUBLIC

My Commission Expires _____

DL SHOWN



20170111000012770 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/11/2017 12:30:13 PM FILED/CERT

EXHIBIT "A"

Legal Description:

Commencing at an Iron Rod Found(CAO237LS) on the East margin of US Highway #31(100'ROW) and locally accepted as being the Southwest Corner of Lot #6, Block 2 according to the Buck Creek Cotton Mills Subdivision as recorded in Map Book 3 at Page 9; thence N88°22'01"E, 165.82 feet along the South boundary of said Lot #6, Block 2 to an Iron Rod Found(illigible); thence S05°22'58"E, 2.00 feet to an Iron Rod Found(illigible); thence N88°25'26"E, 643.77 feet along the South margin of said Lot #6, Block 2 to an Iron Rod Found(CAO237LS) on the West boundary of Lot #1 of the McDade - Clay Family Subdivision as recorded in Map Book 30 at Page 73; thence S08°24'14"E, 74.28 feet to an Iron Rod Set(20644) and also being the Point of Beginning; thence S88°08'42"W, 817.05 feet to an Iron Rod Set(20644) on a curve to the Left(LC=75.21/R=1382.64') with a chord bearing of S71°13'E, 75.20 feet to an Iron Rod Found(CAO237LS) at the Northwest Corner of Lot #10, Block 2 according to said Buck Creek Cotton Mills Subdivision; thence N88°13'31"E, 818.61 feet along the North boundary of said Lot #10 to an Iron Rod Found(CAO237LS) at the Northeast Corner of said Lot #10 being on the West boundary of the Emmanuel Temple Holiness Church, Inc property as recorded in Deed Book 110 at Page 193; thence N08°24'14"W, 76.51 feet along said Church property and the East boundary of Section 1 to the point of beginning.

Said parcel of land being apart of the S1/2 of Lot #8 and Lot #9, Block 2 of the Buck Creek Cotton Mills Subdivision in the NE1/4 of the NE1/4 of Section 2, T-21-S, R-3-W, Shelby County, Alabama and containing [1.42] acres more or less.



20170111000012770 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
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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 Gayton E. Loprest Jr
Mailing Address 362 Wixford Trace
Alabaster, AL 35007


Grantee's Name Quarks Properties, LLC
Mailing Address Tim Yeager and Tammy Yeager
101 Seams Way Drive
Alabaster, AL 35007

Property Address 251 1st Street South
Alabaster, AL 35007

Date of Sale 12-30-16
Total Purchase Price \$ 120,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


20170111000012770 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/11/2017 12:30:13 PM FILED/CERT

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 12-30-16

Print Gregory D Harrelson

☐ Unattested

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

(verified by)

Form RT-1