

This Instrument was Prepared by:

Send Tax Notice To: SixSeven Investments, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P.O. Box 1375
Columbiana, AL 35051

File No.: MV-16-23495

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Samuel E. Bristow**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **SixSeven Investments, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein or his spouse.

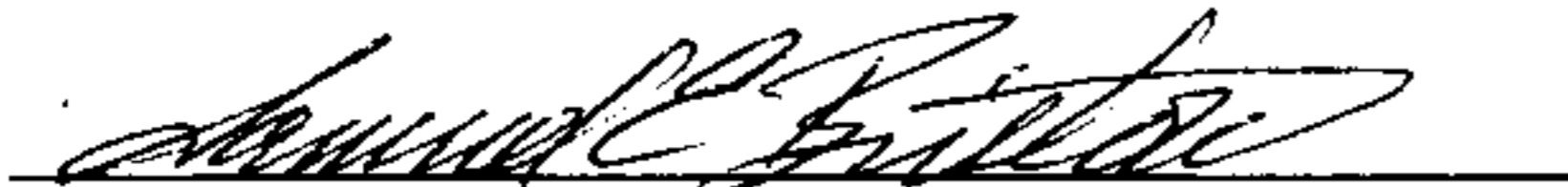
Samuel E. Bristow is the surviving grantee in Inst. # 1992-3755, Probate Office Shelby County, Alabama; the other grantee, Shannon E. Bristow is deceased, having died on 27th day of April 2011.


\$208,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of January, 2017.


Samuel E. Bristow

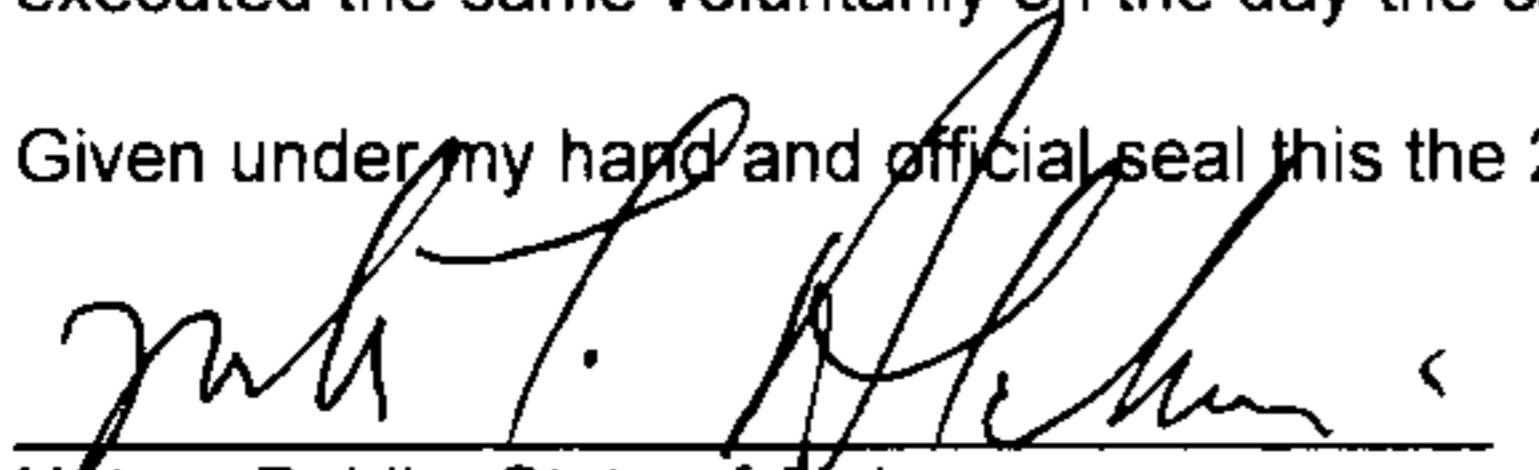

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Shelby Cnty Judge of Probate, AL
02/02/2017 10:43:39 AM FILED/CERT

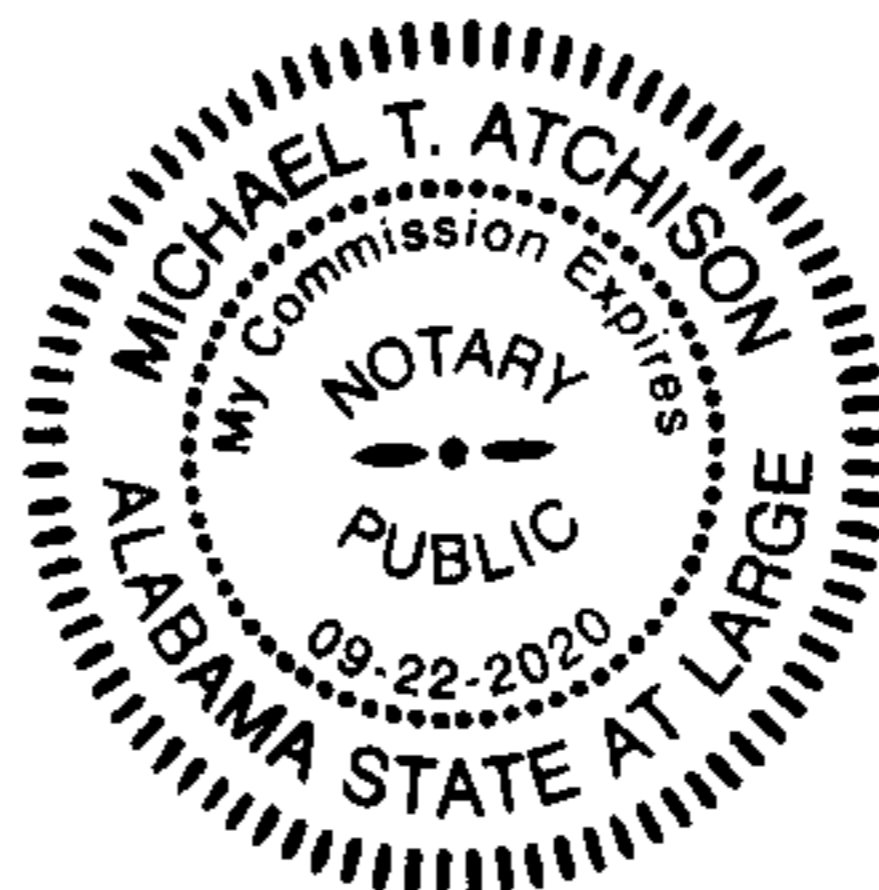
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Samuel E. Bristow, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 02/02/2017
State of Alabama
Deed Tax: \$22.00

EXHIBIT "A"
LEGAL DESCRIPTION


PARCEL 1:

Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; run thence North 88 degrees 54 minutes 13 seconds West along the South line of said Quarter-Quarter Section for 365.57 feet; run thence North 41 degrees 28 minutes 13 seconds East for 95.52 feet; run thence North 32 degrees 28 minutes 18 seconds East for 101.94 feet; run thence North 20 degrees 23 minutes East for 444.89 feet to the point of beginning; run thence North 77 degrees 17 minutes 06 seconds West for 186.60 feet; run thence North 27 degrees 32 minutes 12 seconds East for 298.74 feet to the South margin of an existing branch; run thence South 52 degrees 01 minutes 44 seconds East along said branch for 20.52 feet; run thence South 34 degrees 31 minutes 24 seconds East along said branch for 139.69 feet; run thence North 21 degrees 45 minutes 29 seconds West along said branch for 20.68 feet; run thence South 20 degrees 23 minutes West for 159.67 feet to the point of beginning.

PARCEL 2:

Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; run thence North 88 degrees 54 minutes 13 seconds West along the South line of said Quarter-Quarter Section for 365.57 feet; run thence North 41 degrees 28 minutes 13 seconds East for 95.52 feet; run thence North 32 degrees 28 minutes 18 seconds East for 101.94 feet; run thence North 20 degrees 23 minutes East for 444.89 feet; run thence North 77 degrees 17 minutes 06 seconds West for 186.60 feet to the point of beginning; continue North 77 degrees 17 minutes 06 seconds West for 58.59 feet to the East right of way of Alabama Highway Number 25; run thence in a Northeasterly direction along said East right of way and a curve to the right having a radius of 2770.88 feet for an arc distance of 327.42 feet to the South margin of a branch; run thence South 83 degrees 11 minutes 59 seconds East along said branch for 22.62 feet; run thence South 52 degrees 01 minutes 44 seconds East along said branch for 92.57 feet; run thence South 27 degrees 32 minutes 12 seconds West for 298.74 feet to the point of beginning.

Said land is located in Section 7, Township 21 South, Range 1 East.


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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 Samuel E. Bristow
Mailing Address _____

Grantee's Name SixSeven Investments, LLC
Mailing Address _____

615 Hwy 109
Wilsonville, AL 35186

P.O. Box 1375
Columbiana, AL 35051

Property Address 24680 Hwy 25
Columbiana, AL 35051

Date of Sale January 25, 2017
Total Purchase Price \$230,000.00

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

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 of 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 January 24, 2017

Print Samuel E. Bristow

Unattested

(verified by)

Sign Samuel E. Bristow
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1