

This Instrument was Prepared by:

Send Tax Notice To: MJH 280 Properties

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-17-23564

P.O. Box 207
Harp, AL 35078

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **SRT Investments, LLC**, (herein 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 **MJH 280 Properties**, (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

\$0.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of February, 2017.

SRT Investments, LLC

BY: Rachel Trip

AS: managing member

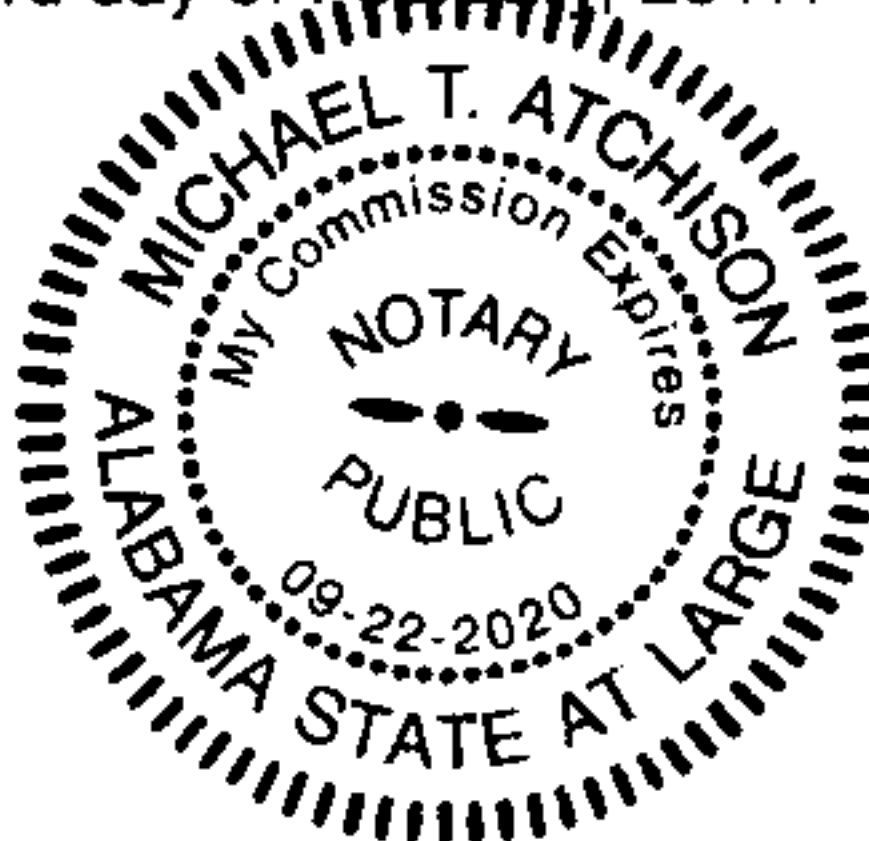
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Rachel Trip as Managing Member of SRT Investments, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 3rd day of February, 2017.

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



Shelby County, AL 02/06/2017
State of Alabama
Deed Tax: \$425.00



20170206000045440 1/3 \$446.00
Shelby Cnty Judge of Probate, AL
02/06/2017 02:34:43 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the NE 1/4-NW 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 88 degrees 21 minutes 27 seconds East along the North boundary of said quarter-quarter for 1300.15 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 2 degrees 16 minutes 29 seconds West 1310.88 feet to a point on the Northeast right of way boundary of U.S. Highway No. 280; thence North 52 degrees 02 minutes 02 seconds West along said right of way for 1106.29 feet to a point; thence North 55 degrees 45 minutes 00 seconds East 1118.09 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the NE 1/4-NW 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.


20170206000045440 2/3 \$446.00
Shelby Cnty Judge of Probate: AL
02/06/2017 02:34:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name SRT Investments, LLC
Mailing Address 1801 Hwy 440
Chelsea, AL 35043

Grantee's Name MJH 280 Properties
Mailing Address P.O. Box 207
Harpersville AL 35078

Property Address 3130 Highway 280
Harpersville, AL 35078

Date of Sale February 03, 2017
Total Purchase Price \$425,000.00

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 ☐ 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 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 February 02, 2017

Print SRT Investments, LLC

Unattested

(verified by)

Sign Rachel Lynn
(Grantor/Grantee/Owner/Agent) circle one



20170206000045440 3/3 \$446.00
Shelby Cnty Judge of Probate, AL
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Form RT-1