


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20110218000058000, Shelby County
Probate Judge, Shelby County, Alabama,
02/18/2011.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20170301000070890 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/01/2017 12:52:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty-Six Thousand Seventy-Six and No/100 (\$26,076.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **Larry E. Mitchell**, a married man, herein referred to as Grantor, do hereby grant, bargain, sell, warrant and convey unto **Concrete Empire, LLC**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Parcel ID #23-1-12-0-000-036.001.

See Exhibit A attached hereto.

Subject To:

- 1. Ad valorem taxes for 2017 and subsequent years. 2017 ad valorem taxes are a lien but not due and payable until October 1, 2017.**
- 2. Right of way to Highway #31.**
- 3. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.**
- 4. Any mineral, mining, oil, gas or other form of subsurface right not owned by Grantor.**

This property is no part of Grantor's Homestead.

A purchase money mortgage is being recorded simultaneously herewith in the amount of \$530,000.00.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right

of reversion. Grantor does hereby covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27 day of Feb, 2017.

Larry E. Mitchell
Larry E. Mitchell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Larry E. Mitchell**, a married man, 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 and official seal this the 27th day of February, 2017.

Elizabeth A. Kell
Notary Public
My Commission expires: 6/10/2018

Send tax notice to:
Concrete Empire, LLC
c/o Mr. Lee Pilleteri
P.O. Box 36
Saginaw, AL 35137



20170301000070890 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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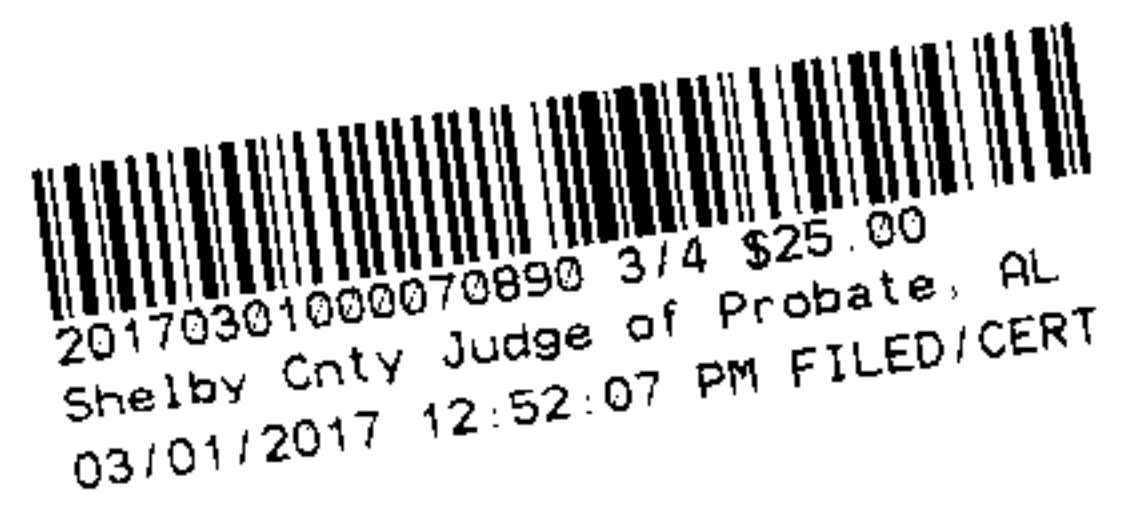
EXHIBIT "A"

Parcel ID - 23-1-12-0-000-036.01

Parcel I

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Starting at the Northwest corner of the NE 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West, run Easterly along the North boundary line of said NE 1/4 of SE 1/4 a distance of 143.0 feet to a point on the Southwest R/W line of U.S. Highway #31; thence run Southeasterly along said Southwest R/W of said U.S. Highway #31 along a curve to the left a distance of 272.0 feet to an iron marker at a fence, the POINT OF BEGINNING; thence continue along the said R/W of said U.S. Highway #31 along said fence a distance of 125.0 feet to an iron marker at a fence corner; thence turn an angle of 48 degrees 02 minutes to the right and run southerly along a fence a distance of 185.5 feet to an iron marker in said fence; thence turn an angle of 90 degrees 00 minutes to the right and run Westerly a distance of 96.57 feet to an iron marker; thence run an angle of 90 degrees 00 minutes to the right and run Northerly a distance of 272.3 feet to the POINT OF BEGINNING. Said parcel of land lies in the said NE 1/4 of the SE 1/4, Section 12, Township 21, Range 3 West, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Larry E. Mitchell
Mailing Address PO Box 7
Saginaw, AL 35137

Grantee's Name Concrete Empire, LLC
Mailing Address PO Box 36
Saginaw, AL 35137


Property Address 499 US Highway 31 South
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 26,076.00
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 2/27/2017

Print D. Mitchell

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1