

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:  
20110218000057970, Shelby County  
Probate Judge, Shelby County, Alabama,  
02/18/2011.

## WARRANTY DEED


STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Thirty Thousand Two Hundred Twenty-One and No/100 (\$130,221.00) 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 #23-1-12-0-000-029.000.**

**See Exhibit A attached hereto.**

  
20170301000070910 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/01/2017 12:52:09 PM FILED/CERT

**Subject To:**

1. **Advalorem 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 for Highway #31.**
3. **All leases, grants, exceptions or reservations 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.**
5. **Eugene Mitchell, reserving life estate, died on or before August 2, 2015.**

**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 27<sup>th</sup> day of Feb, 2017.

Charlith A. Rale  
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

  
20170301000070910 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/01/2017 12:52:09 PM FILED/CERT

## EXHIBIT "A"

Parcel ID - 23-1-12-0-000-029.000

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 3 West; thence run West along the South line of said quarter-quarter section a distance of 372.03 feet to the POINT OF BEGINNING; thence continue West along the South line of said quarter-quarter section a distance of 325.76 feet to the East right of way line of U.S. Highway 31; thence turn an angle of 44 degrees 20 minutes to the right and run along the East right of way line of said highway a distance of 135.50 feet to the South margin of the Fulton Lake Road; thence turn an angle of 104 degrees 05 minutes to the right and run along the South margin of said road 235 feet; thence turn an angle of 75 degrees 55 minutes to the right and run a distance of 311.20 feet to the POINT OF BEGINNING. Situated in the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.



20170301000070910 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/01/2017 12:52:09 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 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 \$ 130,221.00  
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

  
20170301000070910 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/01/2017 12:52:09 PM FILED/CERT

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 2/27/17

Print

Elizabeth A. Rolay

☐ Unattested

Sign

Elizabeth A. Rolay

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1