

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** and other good and valuable consideration to the undersigned

Smith Commercial Investments, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Highway 13, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of Section 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a rebar capped EDG at the SE corner of Lot 11 of Amended Map Red Oak Farms as recorded in Map Book 47 Page 32 and the NE corner of Lot 12A of Resurvey Lots 8, 9, 10, 12, and 13 Red Oak Farms as recorded in Map Book 46 Page 60 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 0°11'37" W along the eastern line of Lot 11 and the western line of Lot 12A a distance of 301.02 feet to a point in the center of Hancock Creek; thence S 36°22'40" E along the centerline of said creek and the adjoining lines of said Lot 11 and Lot 12A a distance of 158.18 feet to the intersection of said centerline and the east line of the NE ¼ of the SW ¼ of Section 17, Township 21 South, Range 4 West; thence S 41°55'09" E along the centerline of said creek leaving Lot 11 and along the northeastern line of Lot 12A a distance of 40.03 feet to a point; thence S 27°46'01" E along said centerline and the northeastern line of Lot 12A a distance of 13.11 feet to a point; thence S 43°31'44" W leaving said centerline a distance of 182.44 feet to the POINT OF BEGINNING. Said parcel of land contains 0.44 acres, more or less.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.



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Shelby Cnty Judge of Probate, AL
03/13/2017 04:12:49 PM FILED/CERT

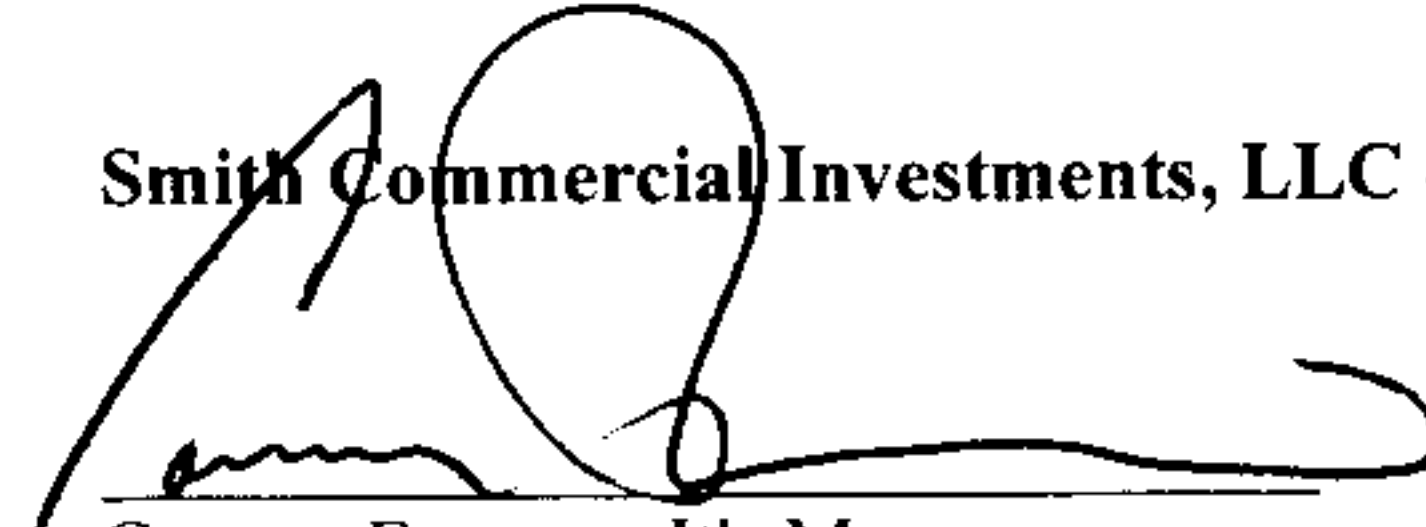
Shelby County, AL 03/13/2017
State of Alabama
Deed Tax: \$.50

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its member who is authorized to execute this conveyance has hereunto set its signature and seal this the 10th day of March, 2017.

ATTEST:

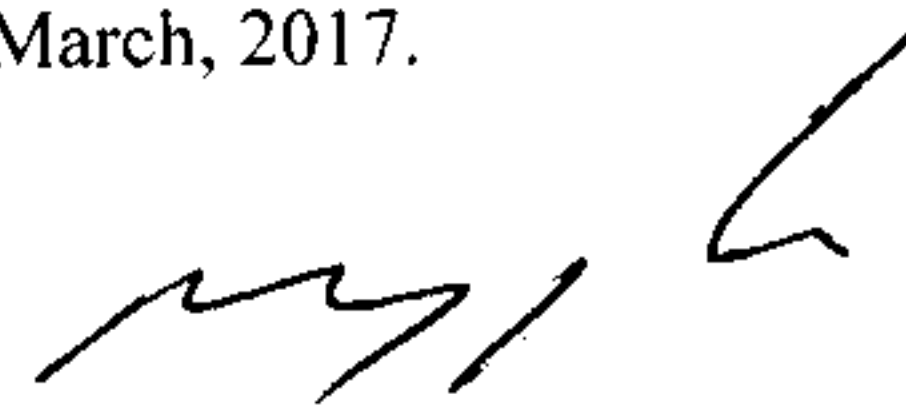
Smith Commercial Investments, LLC -grantor


Connor Farmer - It's Manager

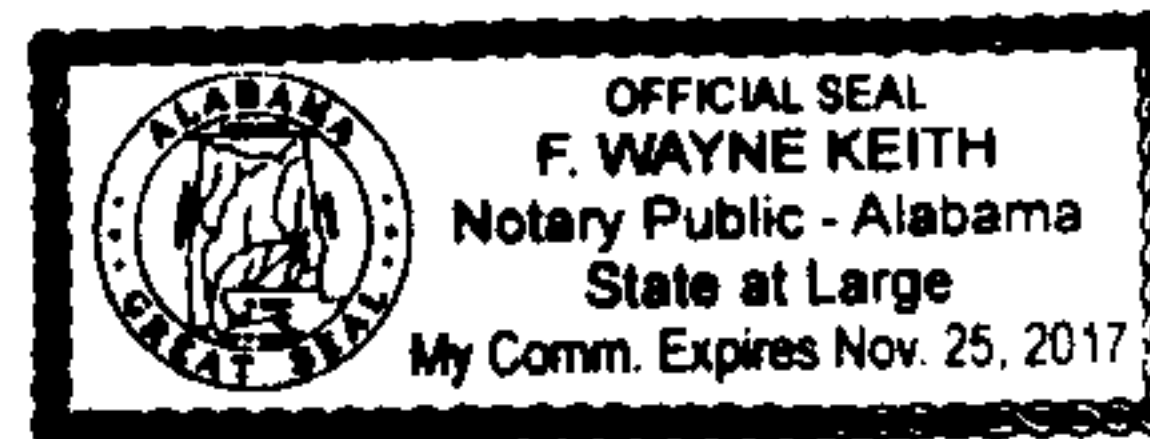
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Manager of Smith Commercial Investments, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Manager and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 10th day of March, 2017.


Notary Public

SEND TAX NOTICE TO:
Smith Commercial Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124




20170313000085020 2/3 \$21.50
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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: Smith Commercial Investments, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: Highway 13, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: see deed for legal

Date of Transfer: March 10, 2017

Total Purchase Price \$ 500.00

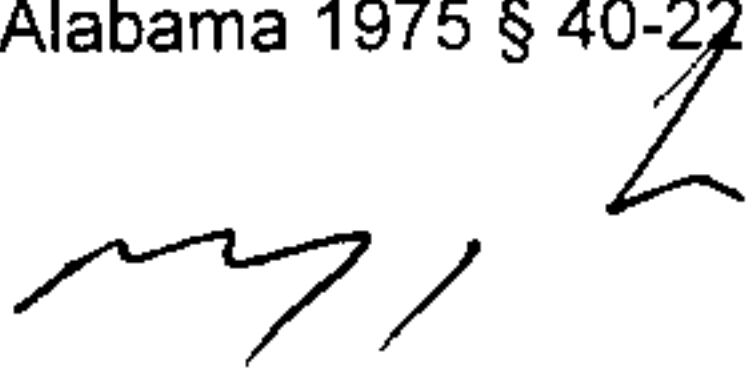
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale		Appraisal
Sales Contract	x	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.

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: March 10, 2017

x Sign 
F. Wayne Keith, Attorney

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