

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 2722

Send Tax Notice To: Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Million Four Hundred Thousand Dollars and No Cents (\$2,400,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Airport Mini-Storage, LLP**, (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 **Edwin B. Lumpkin Jr.**, (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

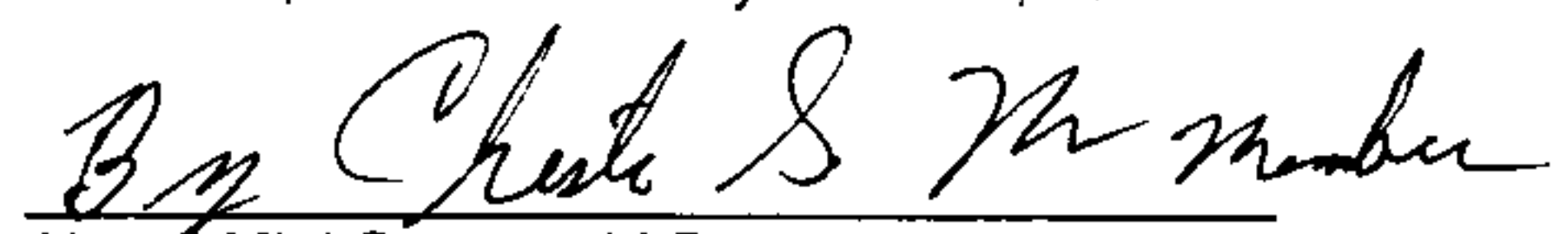
\$2,200,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of March, 2017.


Airport Mini-Storage, LLC
By: Jack Scott Suell
As: Member



Airport Mini-Storage, LLP
By: Chester S. Norris
As: Member

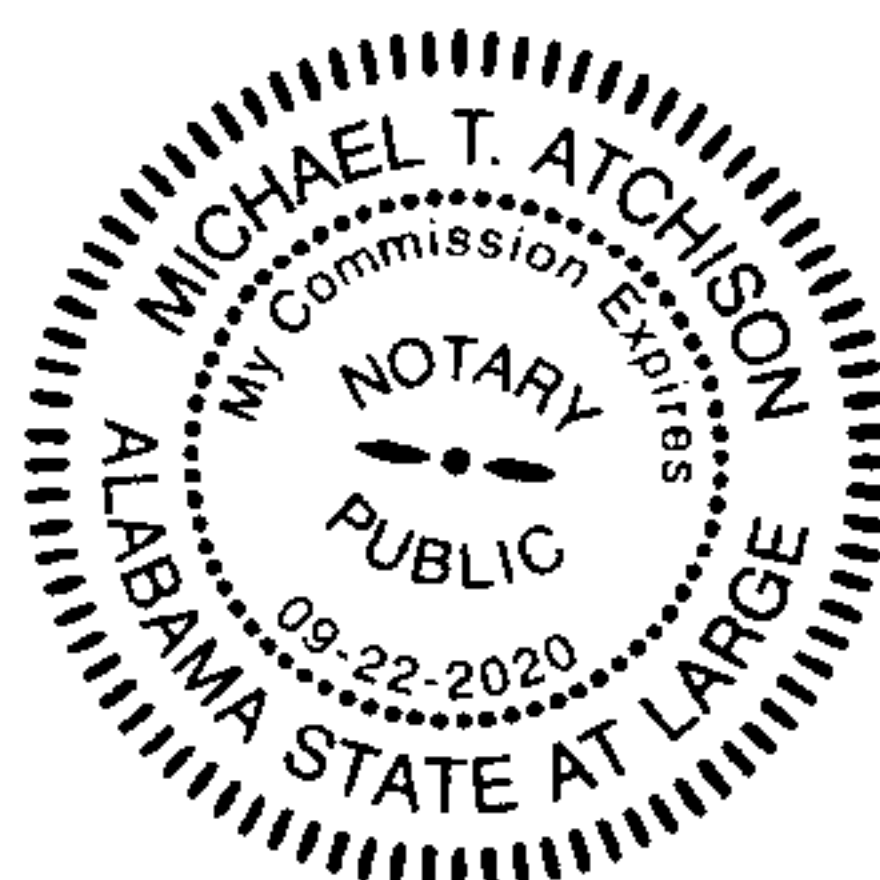
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jack Scott Suell as Member and Chester S. Norris as Member of Airport Mini-Storage, LLP 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 17th day of March, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 9-22-20




20170320000092240 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
03/20/2017 12:05:17 PM FILED/CERT

Shelby County, AL 03/20/2017
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"
LEGAL DESCRIPTION


PARCEL I

Lot 1 of the Hannah Gwin Subdivision, recorded in Map Book 30, at Page 47 in the Judge of Probate Office, Shelby County, Alabama.

ALSO:

A portion of Lot 2 of the Hannah Gwin Subdivision, as recoded in Map Book 30, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run along the South line thereof South 86 degrees 35 minutes 38 seconds East for a distance of 417.91 feet to the Point of Beginning; thence North 00 degrees 00 minutes 32 seconds West for a distance of 513.48 feet; thence South 86 degrees 59 minutes 19 seconds East for a distance of 55.08 feet; thence South 00 degrees 00 minutes 32 seconds East for a distance of 578.59 feet to a point of cusp on a curve concave to the South having a radius of 4287.73 feet and a central angle of 0 degrees 44 minutes 16 seconds and being subtended by a chord which bears North 84 degrees 58 minutes 37 seconds West 55.21 feet; thence Westerly along said curve a distance of 55.21 feet; thence North 00 degrees 00 minutes 32 seconds West for a distance of 63.17 feet to the Point of Beginning. Containing 0.73 acres, more or less.


20170320000092240 2/3 \$221.00
Shelby Cnty Judge of Probate, AL
03/20/2017 12:05:17 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	<u>Airport Mini-Storage, LLP</u>	Grantee's Name	<u>Edwin B. Lumpkin Jr.</u>
Mailing Address	<u>3448 Forestdale bend rd.</u> <u>Bham, AL 35214</u>	Mailing Address	<u>100 Metro Parkway</u> <u>Pelham, AL 35124</u>
Property Address	<u>4201 Smokey Road</u> <u>Calera, AL 35040</u>	Date of Sale	<u>March 17, 2017</u>
		Total Purchase Price	<u>\$2,400,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 March 14, 2017


Print Airport Mini-Storage, LLP

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20170320000092240 3/3 \$221.00
Shelby Cnty Judge of Probate: AL
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Form RT-1