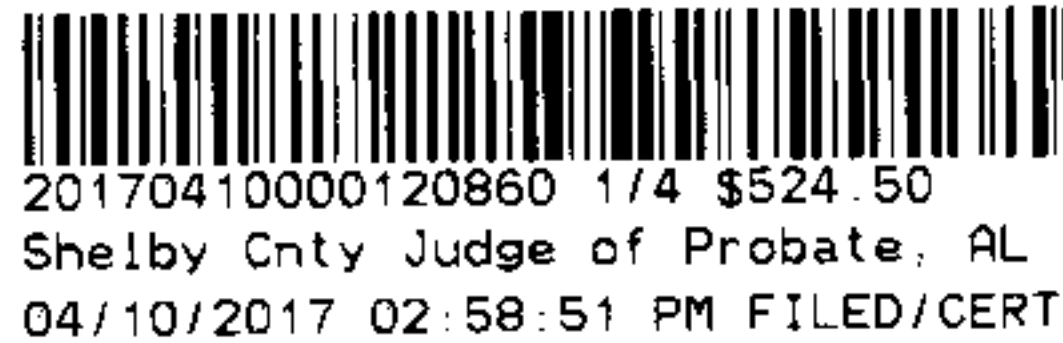


This instrument was prepared by:  
Townes & Woods  
717 Kerr Drive / Post Office Box 96  
Gardendale, Alabama 35071  
(205) 631-4019

Send Tax Notice to:  
Community Utilities of Alabama, Inc.  
c/o Utilities, Inc.  
2335 Sanders Road  
Northbrook, IL 60062-6108  
Attn: Don Sudduth, President

STATE OF ALABAMA)  
SHELBY COUNTY)



Shelby County, AL 04/10/2017  
State of Alabama  
Deed Tax: \$500.50

## STATUTORY WARRANTY DEED

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 30th day of March, 2017, by **Canaan Systems, Inc.**, an Alabama Corporation (hereinafter referred to as the "Grantor"), to **Community Utilities of Alabama, Inc.**, an Alabama corporation (hereinafter referred to as the "Grantee").

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and NO/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in **Shelby County, Alabama**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

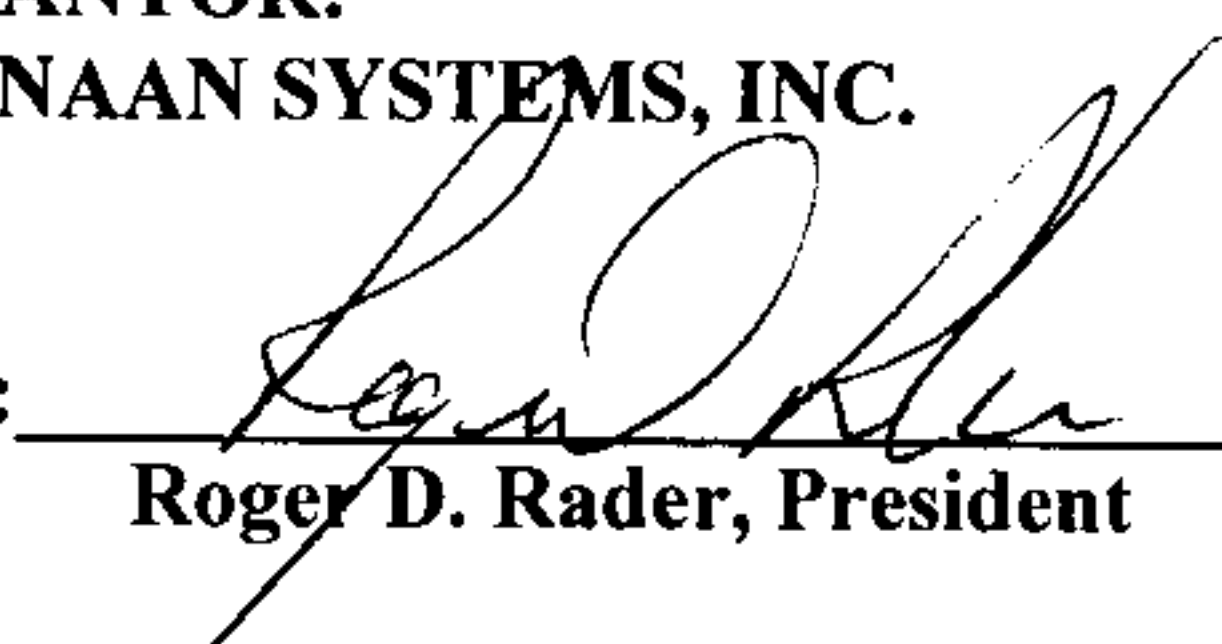
**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

The consideration recited hereinabove was paid in cash by Grantee.

Grantor hereby warrants that the Property does not constitute the homestead of Grantor or Grantor's spouse, if any.

IN WITNESS WHEREOF, the said Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.


GRANTOR:  
CANAAN SYSTEMS, INC.

BY:   
Roger D. Rader, President


STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roger D. Rader**, whose names as President of **Canaan Systems, Inc.**, an Alabama corporation, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 30th day of March, 2017.

  
Notary Public  
My Commission Expires: 06/27/19

[SEAL]

  
20170410000120860 2/4 \$524.50  
Shelby Cnty Judge of Probate, AL  
04/10/2017 02:58:51 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I - Bent River, Shelby County, Alabama:**

- (1) Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, thence South 01 degree 36'05" East along the East line of said Quarter-Quarter Section a distance of 398.02' to a point; Thence North 88 degrees 15'34" West a distance of 229.01' to a point, said point being the Point of Beginning; Continuing at the Point of Beginning thence North 88 degrees 15'34" West a distance of 464.14' to a point; Thence North 19 degrees 46'40" East a distance of 140.94' to a point; Thence North 01 degree 28'25" West a distance of 185.04' to a point; Thence South 86 degrees 48'30" East a distance of 171.82' to a point; Thence South 11 degrees 43'11" West a distance of 227.73' to a point; Thence South 88 degrees 15'34" East a distance of 145.37' to a Point; Thence North 74 degrees 22'22" East a distance of 152.19' to a point, thence South 01 degree 36'48" East a distance of 135.79' to the Point of Beginning.
- (2) ALSO a 20' EASEMENT OF INGRESS AND EGRESS: Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 21 South, Range 3 West; thence North 88 degrees 26'52" West along the North line of said Quarter-Quarter section a distance of 160.77' to the Point of Beginning, said point being the centerline of a 20' Easement of Ingress and Egress lying 10' on either side of the following described line; Thence South 50 degrees 39'26" West a distance of 98.89' to a point; Thence run South 01 degree 53'06" East a distance of 200.39' to the Point of Ending.

**Parcel II - Mountain Lakes, Shelby County, Alabama:**

- (1) Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; Thence South 01 degree 36'05" East along the East line of said Quarter-Quarter Section a distance of 398.02' to a point; Thence North 88 degrees 15'34" West a distance of 229.01' to a point, said point being the Point of Beginning; Continuing at the Point of Beginning thence North 88 degrees 15'34" West a distance of 464.14' to a point; Thence North 19 degrees 46'40" East a distance of 140.94' to a point; Thence North 01 degree 28'25" West a distance of 185.04' to a point; Thence South 86 degrees 48'30" East a distance of 171.82' to a point; Thence South 11 degrees 43'11" West a distance of 227.73' to a point; Thence South 88 degrees 15'34" East a distance of 145.37' to a Point; Thence North 74 degrees 22'22" East a distance of 152.19' to a point, Thence South 01 degree 36'48" East a distance of 135.79' to the Point of Beginning.
- (2) ALSO a 20' EASEMENT OF INGRESS AND EGRESS: Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 21 South, Range 3 West; thence North 88 degrees 26'52" West along the North line of said Quarter-Quarter section a distance of 160.77' to the Point of Beginning, said point being the centerline of a 20' Easement of Ingress and Egress lying 10' on either side of the following described line; Thence South 50 degrees 39'26" West a distance of 98.89' to a point; Thence run South 01 degree 53'06" East a distance of 200.39' to the Point of Ending.



20170410000120860 3/4 \$524.50  
Shelby Cnty Judge of Probate, AL  
04/10/2017 02:58:51 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 Canaan Systems, Inc.  
Mailing Address Post Office Box 380545  
Birmingham, AL 35238

Grantee's Name Community Utilities of Alabama, Inc.  
Mailing Address 2335 Sanders Road  
Northbrook, IL 60062

Property Address No address assigned 10-04-20-0-001-007.012  
Parcel: 58-100-420-000-1007-012-000  
Parcel: 23-6-14-3-001-013.004

Date of Sale March 30th, 2017

Total Purchase Price \$

or  
Actual Value \$

or

Assessor's Market Value \$ 500,370.00

\*Shelby County, AL

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 Tax Assessor's Value

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 any.

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 3/30/17

Print Robert V. Townes III

☐ Unattested

(verified by)

Sign

Robert V. Townes III

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1