


This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

  
20170413000126290 1/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/13/2017 02:43:41 PM FILED/CERT

Send Tax Notice To:  
Ferguson Family Enterprises, LLC  
PO Box 177  
Saginaw, AL 35137

### WARRANTY DEED

STATE OF ALABAMA                    )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

That in consideration of TWO HUNDRED THOUSAND and 00/100 DOLLARS (\$200,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James D. Howard and Brenda S. Howard, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Ferguson Family Enterprises, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Legal Exhibit "A"

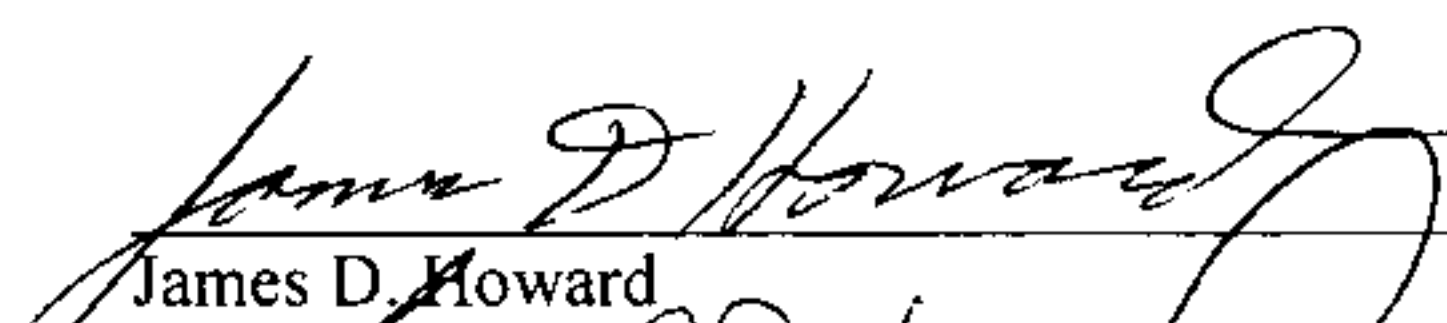
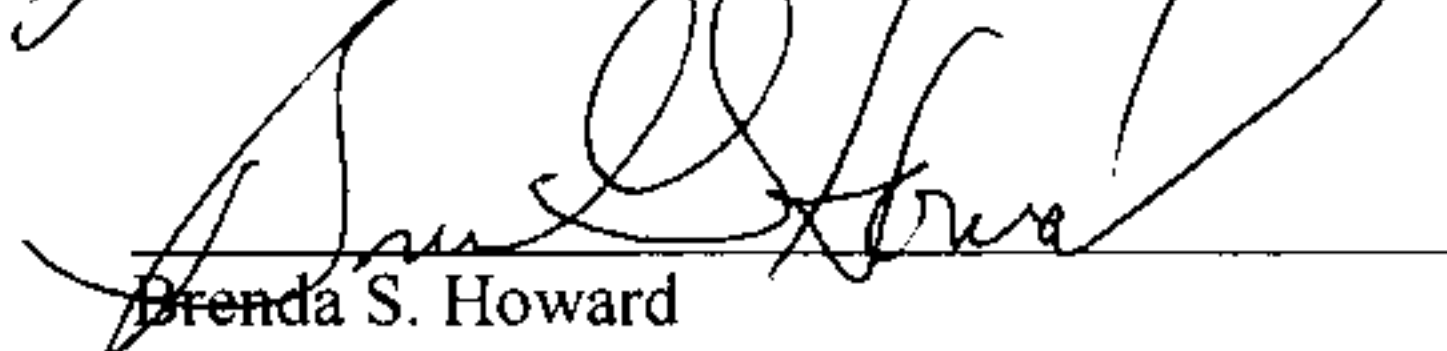
Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$175,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 31st day of March, 2017.

Shelby County, AL 04/13/2017  
State of Alabama  
Deed Tax: \$25.00

  
James D. Howard  
  
Brenda S. Howard

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Howard and Brenda S. Howard, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of March, 2017.

  
NOTARY PUBLIC

My Commission Expires 8-25-19

## EXHIBIT "A"

### Legal Description:

Part of the NE 1/4 of NW 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of said NE 1/4 of NW 1/4, run South along the East line of said quarter-quarter section for a distance of 289.16 feet, thence turn an angle to the right of 91 degrees 00 minutes and run West for a distance of 1,154 feet, more or less, to a point on the East line of the right-of-way of the Montevallo-Siluria Road, said point being the point of beginning of the land herein described; thence turn an angle of 180 degrees and run East for a distance of 344 feet, more or less, to a point which is 810.12 feet West of the East line of said NE 1/4 of NW 1/4; thence turn an angle to the right of 89 degrees 00 minutes and run South for a distance of 264.14 feet; thence turn an angle to the right of 90 degrees 00 minutes and run West for a distance of 327 feet, more or less, to a point on the East line of said road right-of-way; thence North along said East road right-of-way line for a distance of 271 feet, more or less, to the point of beginning.



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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 James D Howard  
Mailing Address Brenda Howard  
PO Box 99  
Jemison, AL 35085

Grantee's Name Ferguson Family Enterprises  
Mailing Address PO Box 177  
Saginaw, AL 35137

Property Address 8174 Hwy 119  
Alabaster, AL 35007

Date of Sale 3-31-17  
Total Purchase Price \$ 200,000.00  
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

If the conveyance document presented for recordation contains all of the required information reference 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 3-31-17

Print Greg Harrelson

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form R