

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Quarles Properties, LLC
101 Seamsway Drive
Alabaster, AL 35007

STATE OF ALABAMA

20170424000139280

COUNTY OF SHELBY

04/24/2017 12:13:34 PM

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Two Hundred Thousand and no/100 Dollars (\$200,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **CARL WATTS, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **QUARLES PROPERTIES, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).


Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$238,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators 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, I have hereunto set my hand and seal this 18th day of April, 2017.



CARL WATTS

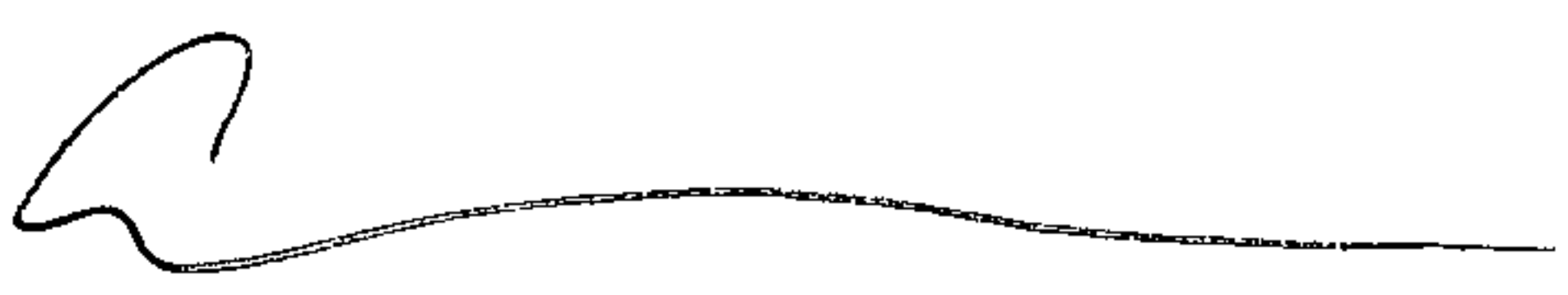
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **CARL WATTS**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

20170424000139280 04/24/2017 12:13:34 PM DEEDS 2/3

Part of Lots 10, 11 and 12, Block 1 of Grefekamps Map of Buck Creek Cotton Mill, as recorded in Map Book 3, Page 9, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said Lot 10; thence run East along the South line of said lot, a distance of 78.33 feet to the westerly right of way line of U.S. Highway 31; thence turn an interior angle to the right of 92°09'07" and run northerly along said right of way, a distance of 73.69 feet; thence turn an interior angle to the right of 87°58'49" and run westerly, a distance of 8.00 feet; thence turn an interior angle to the right of 175°54'13" and run southwesterly, a distance of 79.30 feet to the easterly right of way line of CSX Transportation, said point being in a curve to the left, having a radius of 1629.13 feet, a delta of 02°24'25" and a length of 68.44 feet; thence turn an interior angle to the right to the chord of said curve of 88°59'44" and run southerly along said right of way a chord distance of 68.44 feet to the point of beginning.

PARCEL NUMBER: 23-1-02-1-101-042.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20170424000139280 04/24/2017 12:13:34 PM DEEDS 3/3

Grantor's Name	Carl Watts	Grantee's Name	Quarles Properties, LLC
Mailing Address	1271 Simmsville Rd Alabaster, AL 35007	Mailing Address	101 Seamsway Dr Alabaster, AL 35007
Property Address	224/228 1 st Street South Alabaster, AL 35007	Date of Sale	04/18/2017
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

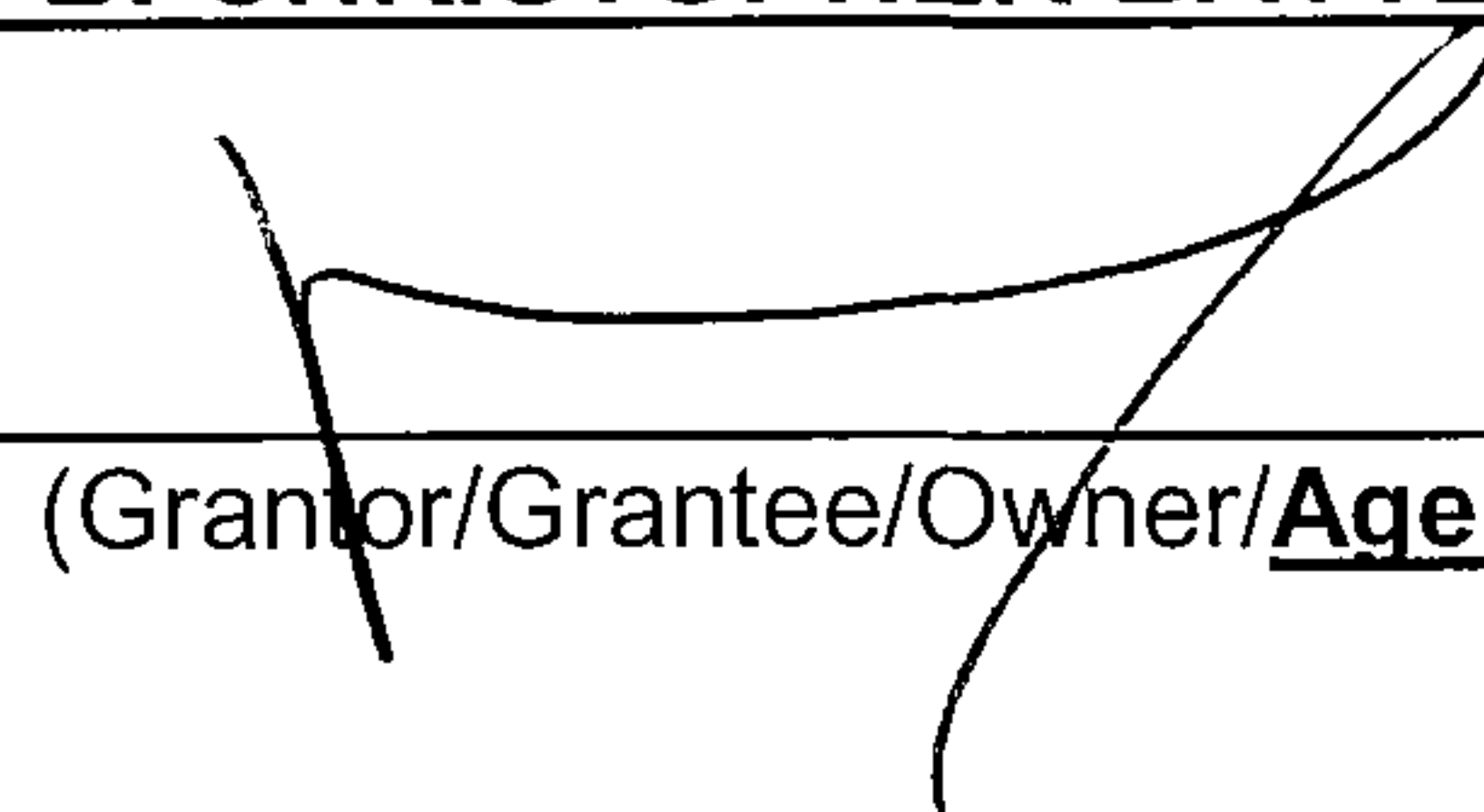
Date of Sale - the date on which interest to the property was conveyed.

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.

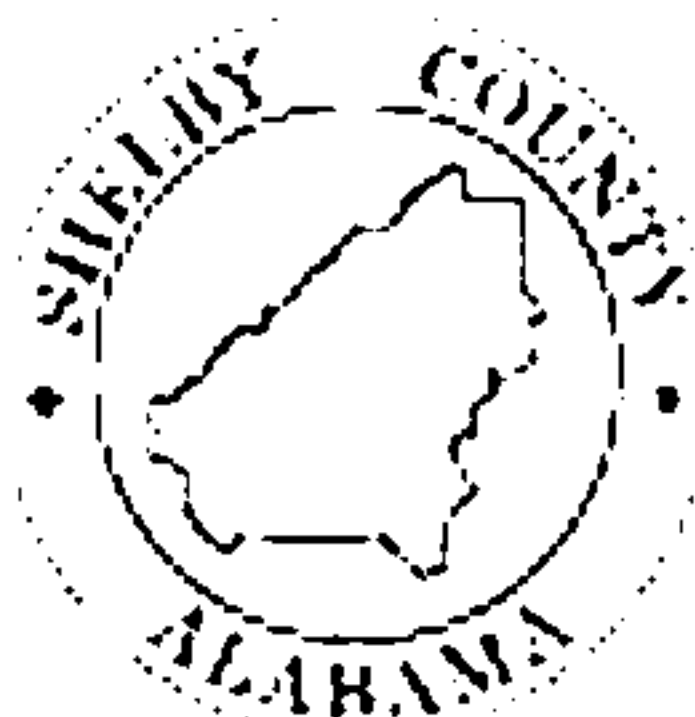
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/24/2017 12:13:34 PM
\$22.00 CHERRY
20170424000139280