

STATE OF ALABAMA)
SHELBY COUNTY)

Tax Notice to:
Creek Property, LLC
1362 Hwy. 69
Chelsea, AL 35043

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thousand and no/100 Dollars (\$100,000.00)** paid in hand by **CREEK PROPERTY, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTEE) the receipt whereof is acknowledged by, **SHIRLEY BROTHERS EXCAVATING, INC**, an Alabama Corporation (herein referred to as GRANTOR), do grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in **Shelby County, Alabama**, to wit:

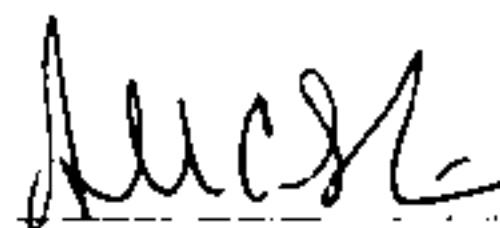
Lot No. 1A, of the Allan Shirley Addition to Chelsea, a Commercial Subdivision, according to the Final Plat of said Addition in Map Book 47, page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

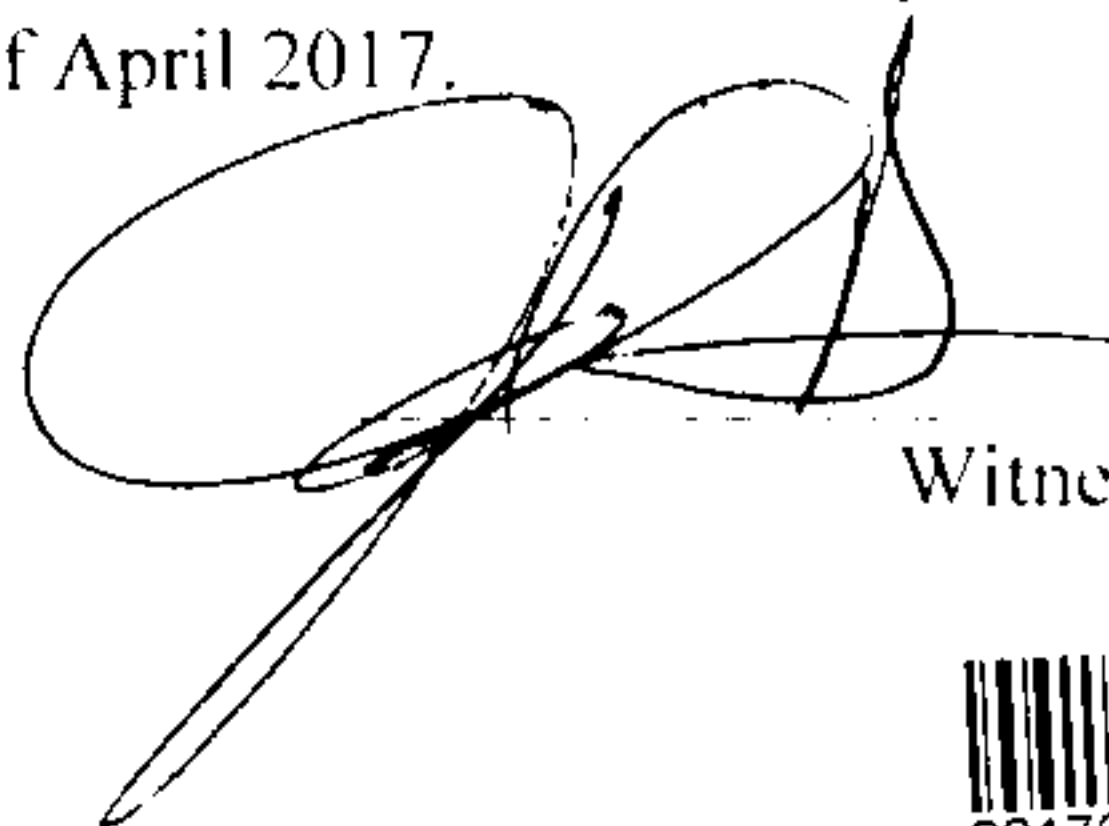
Subject to existing easements, restrictions, set -backs lines, right-of-ways, encumbrances, and or limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs or its successors and assigns, forever.


And I do for the Corporation and for its heirs, executors and administrators, covenant with said GRANTEE, its heirs and assigns or successors and assigns, that the Corporation is lawfully seized fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that the Corporation has good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Allan Shirley as Vice President of Shirley Brothers Excavating, Inc. hereunto set his hand and seal this the 25th day of April 2017.


Allan Shirley, Vice President
Shirley Brothers Excavating, Inc.


Witness

STATE OF ALABAMA)
SHELBY COUNTY)


20170425000141700 1/2 \$68.00
Shelby Cnty Judge of Probate: AL
04/25/2017 12:33:02 PM FILED/CERT

On this the 25th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Allan Shirley, Vice President of Shirley Brothers Excavating, Inc.** who acknowledges that he has the authority to sign on behalf of the corporation and acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

Given under my hand and seal of this office this the 25th day of April, 2017.


Notary Public
My commission expires:

Document Prepared By:

John Aaron
123 First Street North
Alabaster, AL 35007
(205) 685-8383

Shelby County, AL 04/25/2017
State of Alabama
Deed Tax: \$50.00



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shuler Brothers Excavating Grantee's Name Creek Property, LLC
Mailing Address 1362 Hwy 69 Mailing Address 1362 Hwy 69
Chelsea, AL 35043 Chelsea, AL 35043

Property Address 1362 Hwy 69 Date of Sale 4/25/17
Chelsea, AL 35043 Total Purchase Price \$ 100,000.00
or
Actual Value Sale price is half
or \$ subdivided lot
Assessor's Market Value requiring deeds

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 ☐ 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.

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 4/25/17

I Inattested

Print John Aaron

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20170425000141700 2/2 \$68.00
Shelby Cnty Judge of Probate, AL
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verified by)

Form RT-1