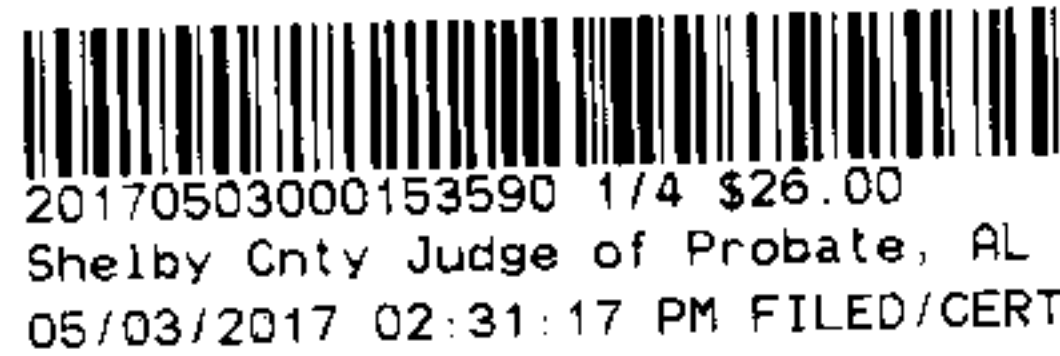


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
1T2T, LLC
P.O. Box 536
Helena, AL 35080



STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy Thousand and 00/100 (\$70,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Bret M. Theis, Sr. and Teresa L. Theis as Trustees of the Theis Family Trust dated August 17, 2005 and Authentic Building Company, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **1T2T, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 801, according to the Final Plat of Riverwoods Eighth Sector, Phase I, as recorded in Map Book 43, Page 28 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.
Existing covenants and restrictions, easements, building lines and limitations of record, including restrictions recorded in Instrument No. 2007-43516, Instrument No. 2015-6546, Instrument No. 2015-6541 and Instrument No. 20161102000403060.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The Grantor herein Theis Family Trust dated August 17, 2005 was formerly known as the Jones-Theis Family Trust dated August 17, 2005, said name being changed by a restatement of Declaration of Trust on September 15, 2016.

Bret M. Theis, Sr. is one and the same person as Bret Jones-Theis.
Teresa L. Theis is one and the same person as Teresa Len Theis.

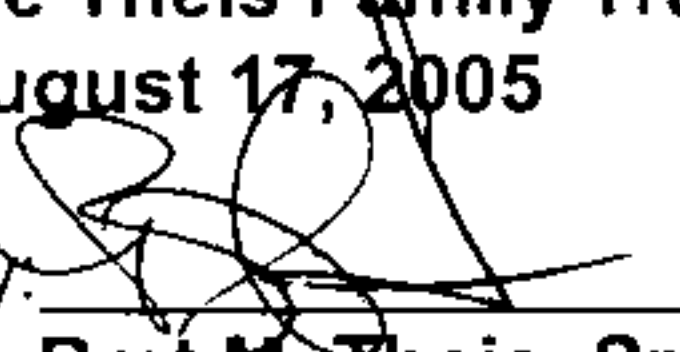
This instrument is executed as required by the articles of organization and operational agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors, administrators and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, successors, executors, administrators and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have through their duly authorized representatives hereunto set their hands and seals this the 12th day of April, 2017.

Bret M. Theis, Sr. as Trustee of
the Theis Family Trust dated
August 17, 2005


By: 
Bret M. Theis, Sr., Trustee

Teresa L. Theis, as Trustee of
the Theis Family Trust dated
August 17, 2005

By: 
Teresa L. Theis, Trustee

Authentic Building Company, LLC

By: 
Brett G. Winford, Sole Member


20170503000153590 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/03/2017 02:31:17 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bret M. Theis, Sr., whose name as Trustee of the Theis Family Trust dated August 17, 2005, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such trustee and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2017.


NOTARY PUBLIC
My Commission Expires: 06/02/2019

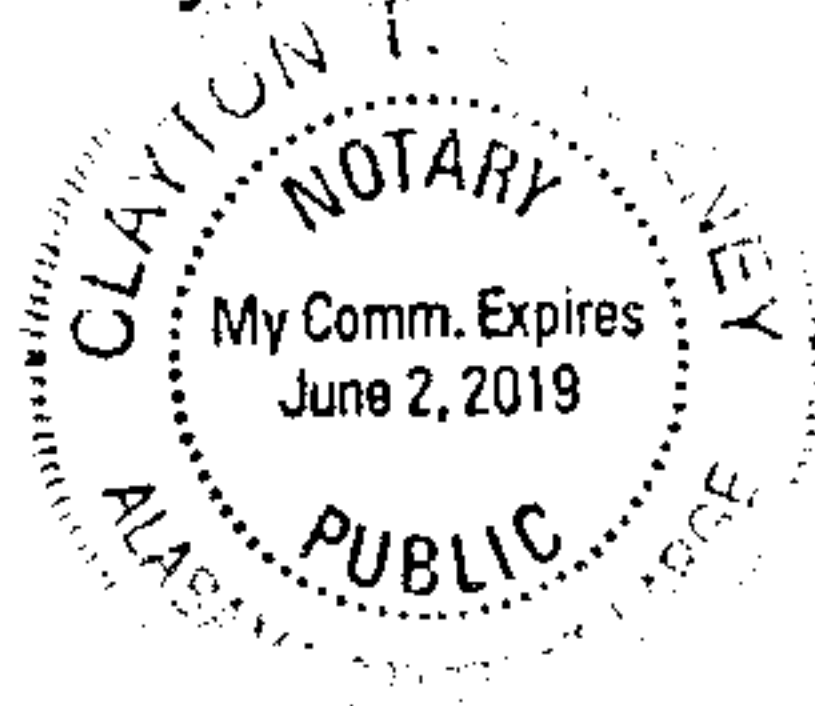


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Teresa L. Theis, Sr., whose name as Trustee of the Theis Family Trust dated August 17, 2005, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such trustee and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2017.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



STATE OF ALABAMA
COUNTY OF JEFFERSON

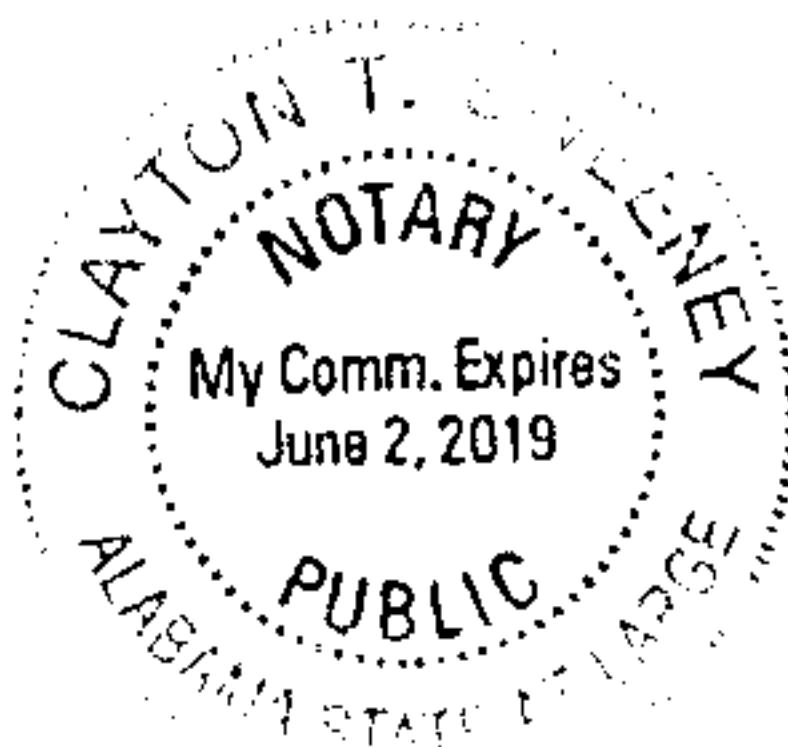
)
)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brett G. Winford, whose name as Sole Member of Authentic Building Company, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2017.



NOTARY PUBLIC
My Commission Expires: 06/02/2019



20170503000153590 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/03/2017 02:31:17 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 Bret M. Theis, Sr. and Teresa L. Theis as Trustees of the Theis Family Trust dated August 17, 2005 and Authentic Building Company, LLC

Grantee's Name 1T2T, LLC

Mailing Address P.O. Box 604, Helena, AL 35080 and P.O. Box 536, Helena, AL 35080

Mailing Address P.O. Box 536 Helena, AL 35080

Property Address 169 West Trestle Way Helena, AL 35080

Date of Sale April 12, 2017



20170503000153590 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
05/03/2017 02:31:17 PM FILED/CERT

Total Purchase Price \$ 70,000.00

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 - Tax assessor's market value
☐ Deed

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).

Bret M. Theis, Sr., and Teresa L. Theis as Trustees of the Theis Family Trust dated August 17, 2005 and Authentic Building Company, LLC

Date _____

Print _____

Sign _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one