

This Instrument was Prepared by:

Send Tax Notice To: SMW Engineering Group, Inc.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-23740

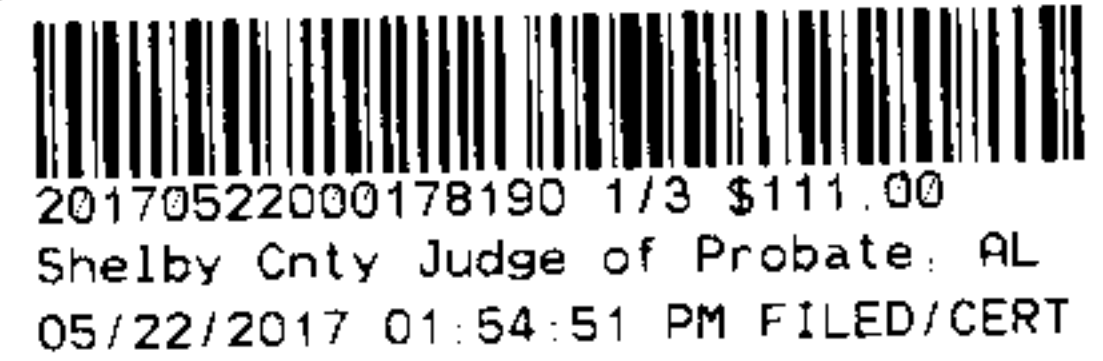
P.O. Box 119
Shelby AL 35143

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **R & R Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **SMW Engineering Group, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$250,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of May, 2017.

R & R PROPERTIES, LLC


By Christopher M. Graves Sr.
Managing Member

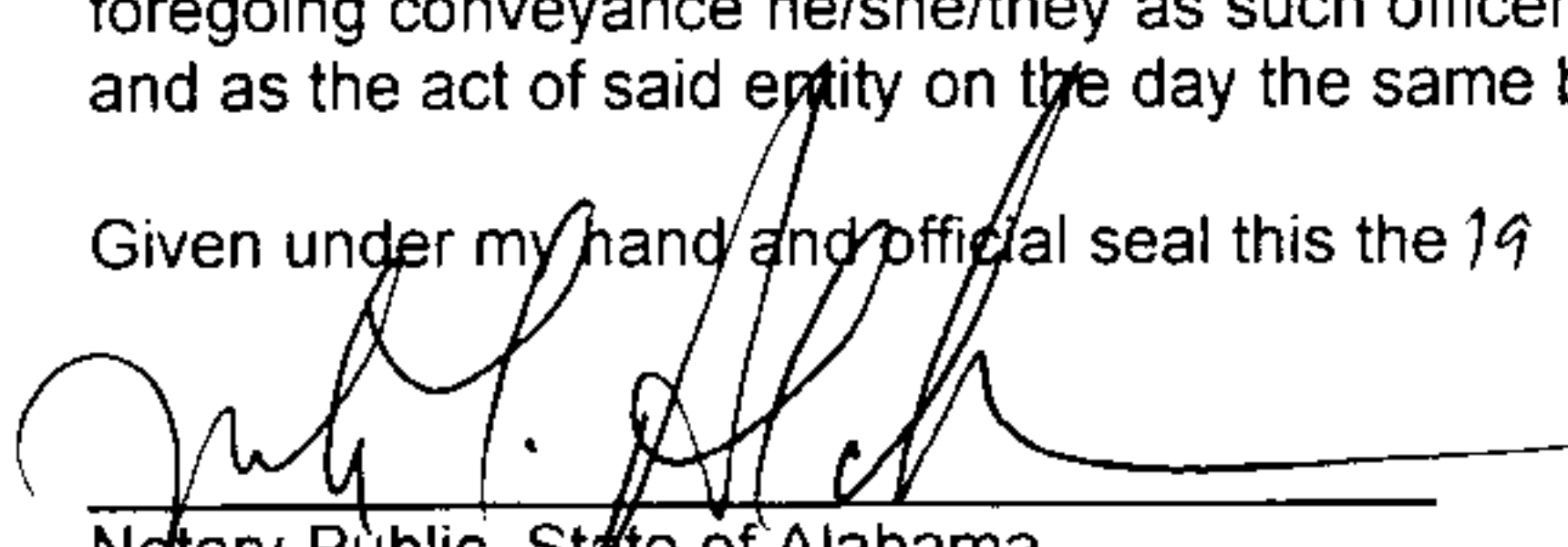
State of Alabama

Shelby County: AL 05/22/2017
State of Alabama
Deed Tax: \$90.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Christopher M. Graves Sr as Managing Member of R & R Properties, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19 day of May, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

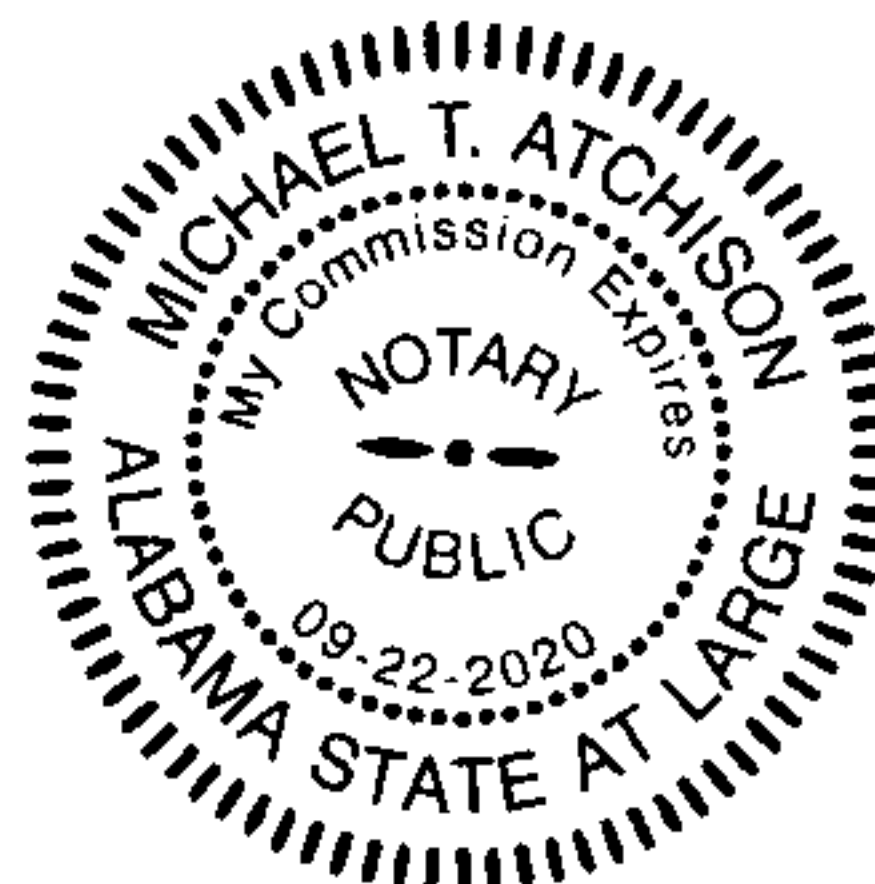


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:
Commence at the Northeast corner of the Northwest quarter of the Southeast quarter, Section 34, Township 24 North, Range 15 East and run North 88 degrees 42 minutes 15 seconds West for a distance of 359.02 feet to the Point of Beginning; thence continue along said course for a distance of 11.06 feet; thence run North 37 degrees 40 minutes 22 seconds West for a distance of 6.00 feet; thence run North 09 degrees 03 minutes 25 seconds West for a distance of 95.58 feet; thence run North 29 degrees 38 minutes 54 seconds West for a distance of 28.82 feet to the point of a non-tangent curve to the left, said curve having a radius of 25.63 feet and a central angle of 45 degrees 30 minutes 34 seconds and being subtended by a chord which bears South 87 degrees 40 minutes 35 seconds West, 30.82 feet; thence run southwesterly along the arc of said curve for a distance of 33.06 feet; thence leaving said curve run South 05 degrees 19 minutes 22 seconds West for a distance of 101.57 feet to a point on the South line of the Southwest quarter of the Northeast quarter; thence run along said south line North 88 degrees 42 minutes 15 seconds West for a distance of 298.89 feet to a point on the East right of way line of Adams Ferry Road; thence leaving said South line run North 02 degrees 12 minutes 59 seconds East along said right of way for a distance of 183.59 feet; thence run North 01 degree 35 minutes 46 seconds West along said right of way for a distance of 71.59 feet; thence run North 04 degrees 24 minutes 35 seconds East along said right of way for a distance of 280.59 feet; thence run North 07 degrees 23 minutes 22 seconds East along said right of way line for a distance of 64.58 feet to a point on a curve to the right, said curve having a radius of 118.49 feet and a central angle of 26 degrees 25 minutes 21 seconds and being subtended by a chord which bears North 23 degrees 41 minutes 12 seconds East, 54.16 feet; thence run along the arc of said curve for a distance of 54.64 feet to the intersection of Adams Ferry Road and Waxahatchee Road; thence run South 06 degrees 13 minutes 55 seconds East along the West right of way line of Waxahatchee Road for a distance of 129.99 feet; thence leaving said right of way run South 88 degrees 46 minutes 45 seconds East for a distance of 76.96 feet; thence run South 13 degrees 38 minutes 14 seconds East for a distance of 232.77 feet; thence run South 15 degrees 52 minutes 51 seconds East for a distance of 146.59 feet; thence run North 84 degrees 28 minutes 48 seconds East for a distance of 130.93 feet; thence run South 10 degrees 34 minutes 00 seconds West for a distance of 73.75 feet; thence run South 08 degrees 26 minutes 00 seconds East for a distance of 100.00 feet to the Point of Beginning. Lying within the SW ¼ of the NE ¼ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.
According to the survey of Robert C. Farmer, dated July 26, 2006.


20170522000178190 2/3 \$111.00
Shelby Cnty Judge of Probate, AL
05/22/2017 01:54:51 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 R & R Properties, LLC
Mailing Address _____

Grantee's Name SMW Engineering Group, Inc.
Mailing Address _____

Property Address 17480 Hwy 42
Shelby AL 35143

Date of Sale May 2017
Total Purchase Price \$340,000.00

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 ☐ 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 of 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 May 2017

☐ Unattested

(verified by)

Print R & R Properties, LLC

Sign Christopher M. Gears
(Grantor/Grantee/Owner/Agent) circle one

