

This document was prepared by:

H. R. Little

867 Valley View Road

Indian Springs, AL 35124

Send Tax Notices to:

Woodyard LLC

c/o H. R. Little

867 Valley View Road

Indian Springs, AL 35124



20170526000185210 1/4 \$97.00
Shelby Cnty Judge of Probate, AL
05/26/2017 01:33:00 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

Know all men by these presents that: For and in consideration of \$72,790.00 (Seventy two thousand seven hundred ninety dollars) paid to H. R. Little, Grantor, a married individual, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Woodyard LLC, Grantee, an Alabama Limited Liability Corporation, its heirs, representatives and assigns, (subject to the reservations, exceptions and encumbrances herein set forth), the following described parcel of real estate and improvements situated in Shelby County, Alabama, containing in all 2.25 acres, more or less, and more particularly described as:

See Schedule 'A' attached hereto and made a part of this Statutory Warranty Deed.

Said parcels of real estate and improvements are conveyed, (a) subject to all easements, including any road or utility easements, public or private, whether or not of record; (b) subject to ad valorem taxes due October 1, 2017, which shall be apportioned as of the Closing Date and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price, or ad valorem taxes (which will be paid by Grantee) for subsequent years later assessable because of any change in the use of such lands by Grantee or its heirs, representatives or assigns; (c) subject to all covenants, conditions, encroachments, reservations, restrictions, current zoning if any, and similar matters having effect on such land; (d) subject to any coal, oil, gas, stone or minerals or mineral and mining rights owned by third parties which were reserved or conveyed in prior deeds by others and their rights to enter the property to remove any such oil, gas, coal or minerals; (e) subject to railroads and railroad right-of-way on or over the property owned by others, if any.

Shelby County, AL 05/26/2017
State of Alabama
Deed Tax: \$73.00

SCHEDULE A

SHELBY COUNTY, ALABAMA

A parcel of land described by its bounds as follows:

A lot known as Worthy Lot lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West and further described as follows:

Beginning at a point of the East line of the Columbiana to Joinertown Road right-of-way, where the East line of said road right-of-way crosses the North line of the old Shelby Iron Railroad right-of-way; thence easterly along the North line of said railroad right-of-way 7.50 chains; thence North 6° 30' West 6.47 chains to a point on the South line of the Southern Railroad right-of-way; thence westerly along the South line of the Southern Railroad right-of-way, 7.00 chains to the point of beginning, containing 2.25 acres, more or less.


Initials



20170526000185210 2/4 \$97.00
Shelby Cnty Judge of Probate, AL
05/26/2017 01:33:00 PM FILED/CERT

Grantee, for itself, its heirs, representatives and assigns, by its acceptance of this deed, hereby releases and will hold and save Grantor harmless from and against and will indemnify and at Grantor's option, defend, Grantor for any and all costs expenses, clean up or remediation costs, damages, claims, and liabilities of any nature arising from, resulting from, or in any way connected with any and all past or future operations or activities in, on or under the parcels of real estate and improvements conveyed hereby.

To have and to hold, the parcels of real estate conveyed hereby together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its heirs, representatives, and assigns forever.

In witness whereof, Harrell Ray Little N.G. has caused this conveyance to be signed in his name this 24th day of May, 2017.



H.R. Little



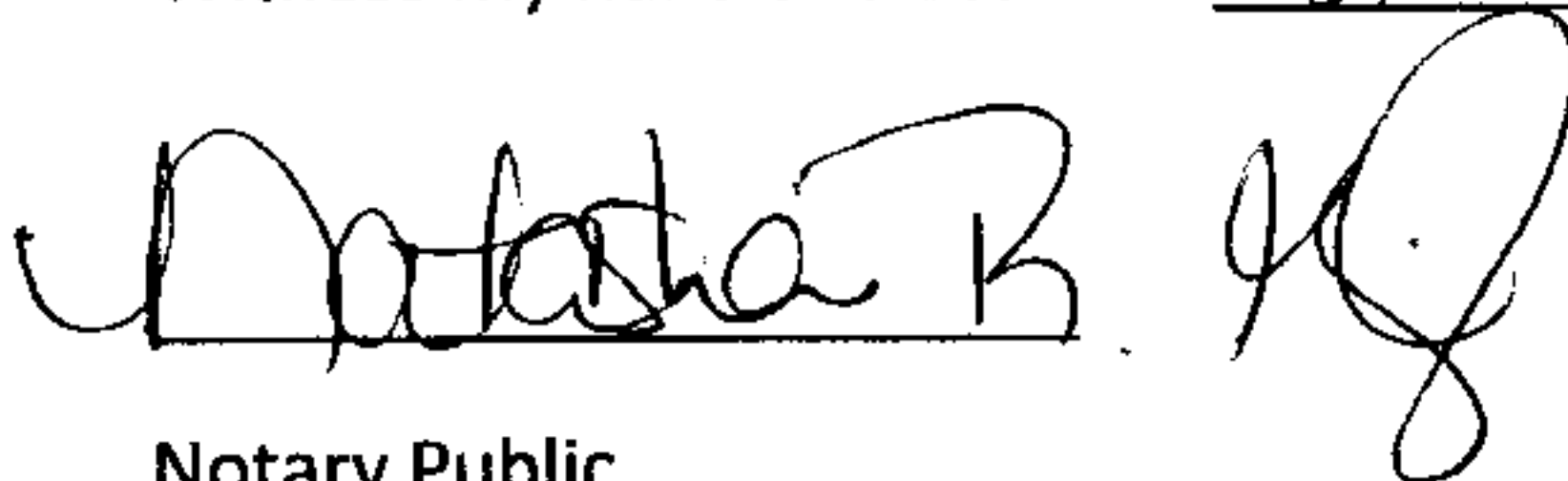
20170526000185210 3/4 \$97.00
Shelby Cnty Judge of Probate, AL
05/26/2017 01:33:00 PM FILED/CERT

State of Alabama

County of ~~Shelby~~ Elmore

I, Natasha Renee Giles, a Notary Public in and for the State and County, hereby certify that H.R. Little, whose name is signed to the foregoing conveyance and who is known to me, Harrell Ray Little N.G. acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Witness my hand and seal this 24th day of May, 2017



Notary Public

My Commission expires: 10-16-2017



Real Estate Sales Validation Form

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

Grantor's Name H. R. LITTLE
Mailing Address 867 Valley View Rd

Grantee's Name WOODYMAN LLC
Mailing Address 867 Valley View Rd

Indian Springs, AL 35724
Property Address 21421 Hwy 25

Indian Springs, AL 35724
Date of Sale 5/24/17
Total Purchase Price \$ 72,790.00

Columbiana, AL 35051


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 DEED


20170526000185210 4/4 \$97.00
Shelby Cnty Judge of Probate, AL
05/26/2017 01:33:00 PM FILED/CERT

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 5/24/17

Print H. R. LITTLE

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1