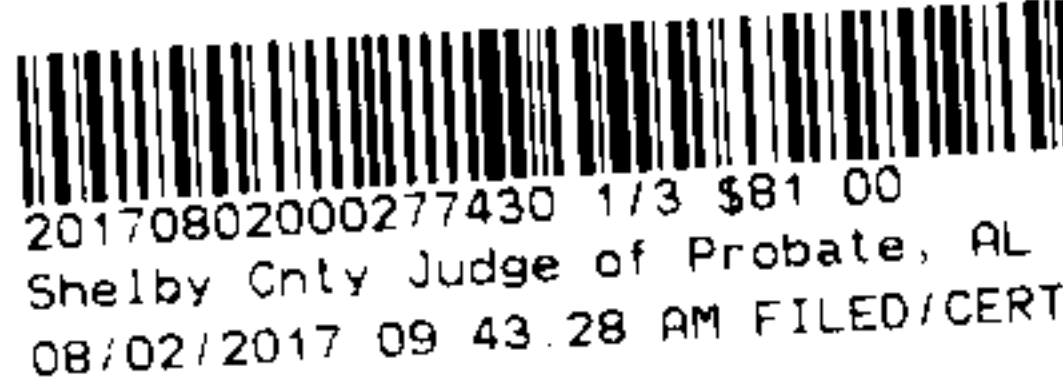


THIS INSTRUMENT PREPARED BY:

JAY F. PUMROY, ESQ.
WILSON, DILLON, PUMROY & JAMES, L.L.C.
1431 LEIGHTON AVENUE (36207)
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
TELEPHONE (256) 236-4222

STATE OF ALABAMA

COUNTY OF SHELBY



Shelby County, AL 08/02/2017
State of Alabama
Deed Tax: \$60 00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, Radar Properties Co., LLC, an Alabama limited liability company (herein referred to as the "Grantor"), does hereby grant, bargain, sell and convey unto Brogdon Development, LLC, an Alabama limited liability company (herein referred to as "Grantee") the following described real estate (the "real estate") located in Shelby County, Alabama, to-wit:

Lots 10, 11, 12 and 13 as shown on the map or plat of Shiloh Creek Sector One Plat One recorded in Plat Book 38, Page 54, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

The conveyance of the real estate from Grantor to Grantee is made expressly subject to property taxes for 2017 due October 1, 2017, property taxes for all years subsequent thereto, easements of record, easements as located, matters a current and accurate survey of the real estate would disclose and minerals interests affecting, or involving, the real estate and not owned or controlled by Grantor.

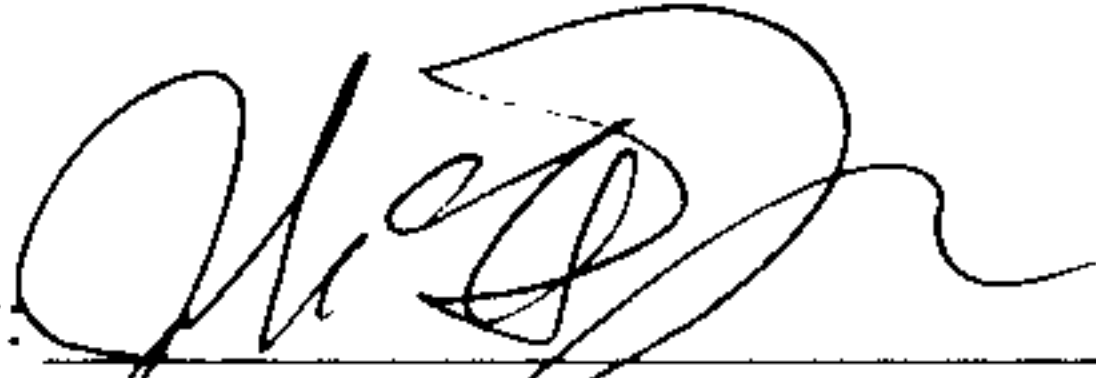
TO HAVE AND TO HOLD fee simple title to the real estate to the Grantee, its successors and assigns forever.


GRANTOR does for itself and its successors and assigns covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple title to the real estate; that the real estate is free from all encumbrances except as noted above; and Grantor shall warrant and forever defend the fee simple title to said real estate to said Grantee, its successors and assigns, against every person lawfully claiming or to claim the same or any part thereof.

Signature of Grantor on page which follows.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 31st
day of July, 2017.

Radar Properties Co., LLC, an Alabama
limited liability company

By: 
John H. Street, Jr., its sole Member


20170802000277430 2/3 \$81.00
Shelby Cnty Judge of Probate AL
08/02/2017 09:43:28 AM FILED/CERT

STATE OF ALABAMA

NOTARY ACKNOWLEDGEMENT


COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John H. Street, Jr., whose name as Member of Radar Properties Co., LLC, an Alabama limited liability company, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the General Warranty Deed, he did, as sole Member, for and on behalf of Radar Properties Co., LLC, an Alabama limited liability company, execute the General Warranty Deed on the day the same bears date.

Given under my hand and seal this 31st day of July, 2017.



(Notary Seal)


Notary Public
My commission expires: 8-24-19

Real Estate Sales Validation Form

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

Grantor's Name Radar Properties Co., LLC
Mailing Address 761 Bynum Cut-Off Road
Eastaboga, Alabama 36260

Grantee's Name Brogdon Development, LLC
Mailing Address

Property Address Lots 10, 11, 12 and 13 of Shiloh
Creek Sector One Plat One in
PB 38, Page 54, in the Probate
Office of Shelby County, AL

Date of Sale Date of attached Deed
Total Purchase Price \$ 60,000⁰⁰
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 Verbal agreement on sales price
☐ 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 7/31/17

Print Richard A. Welch

Sign [Signature]

Unattested

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170802000277430 3/3 \$81.00
Shelby Cnty Judge of Probate, AL
08/02/2017 09:43 28AM FILED/CERT

Form RT-1