

This Instrument was Prepared by:

Send Tax Notice To: S & M Development LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

351 Triple B Drive
Montevallo, AL 35115

File No.: S-17-23689

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ralph Cole**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **S & M Development, LLC**, (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

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein.

\$123,750.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of August, 2017.

Ralph Cole
Ralph Cole

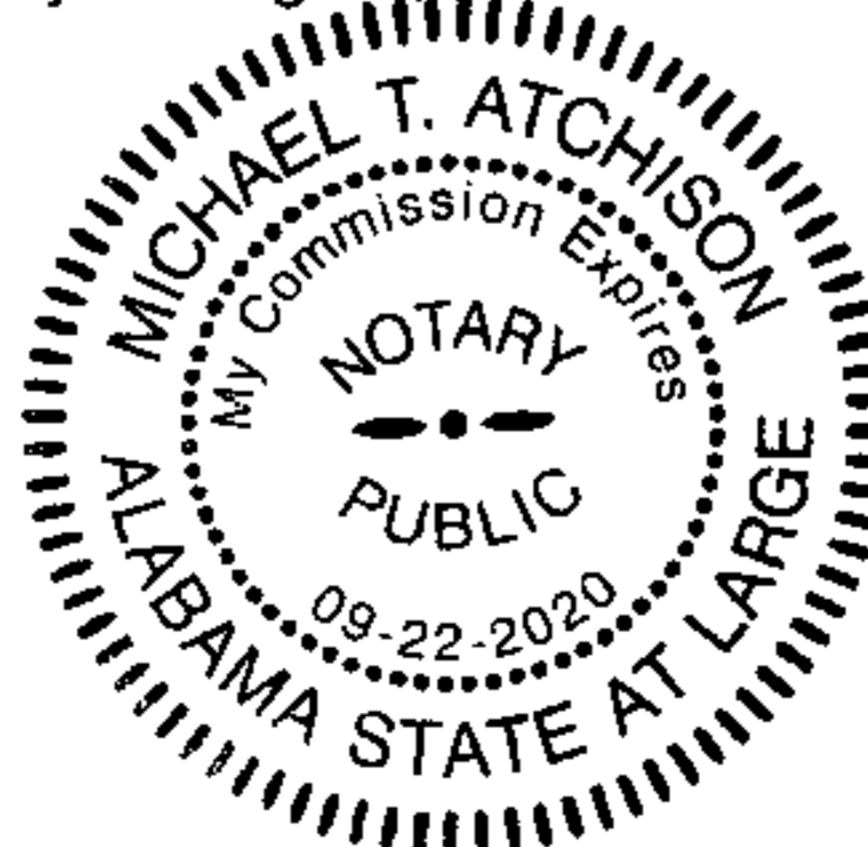
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ralph Cole, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2017.

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



20170906000325810 1/3 \$62.50
Shelby Cnty Judge of Probate, AL
09/06/2017 02:50:08 PM FILED/CERT

Shelby County, AL 09/06/2017
State of Alabama
Deed Tax: \$41.50

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Commence at the southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along South line of said Section 24, 531.28 feet to a point; thence 91 degrees 35 minutes left and run northerly 240.0 feet to the point of beginning of the property being described; thence continue northerly along last described course 157.0 feet to a point; thence 124 degrees 38 minutes left and run southwesterly 474.48 feet to a point on the water line contour of Reed Creek; thence 104 degrees 47 minutes left and run southeasterly along waters edge 92.59 feet to a point; thence 68 degrees 57 minutes left and run northeasterly 363.80 feet to the point of beginning.


PARCEL II:

Commence at the Southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along said section (South line) 531.28 feet to a point; thence 91 degrees 35 minutes left and run northerly 397.0 feet to the point of beginning of the property being described; thence continue along last described course 163.0 feet to a point; thence 128 degrees 55 minutes left and run southwesterly 589.24 feet to a point on the water line contour of Reed Creek; thence 91 degrees 30 minutes left and run southeasterly along waters edge 20.41 feet to a point; thence 9 degrees 0 minutes left and continue along waters edge 72.18 feet to a point; thence 75 degrees 13 minutes left and run northeasterly 474.48 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO,

A non-exclusive easement along the presently traveled 20-foot road that leads in a southwesterly direction from the 40-foot unnamed county road, across the S 1/2 of SW 1/4 of SW 1/4, Section 24, Township 24 North, Range 15 East, for ingress and egress to the property described in Deed Book 346, Page 344, and in corrective deed recorded in Deed Book 348, Page 399, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	Ralph Cole	Grantee's Name	U.S. 1031 Intermediary for: S & M Development, LLC, an Alabama limited liability company
Mailing Address	<u>3600 Charleston Ave.</u> <u>Fultondale AL 35068</u>	Mailing Address	<u>351 Triple B Drive</u> <u>Montevallo, AL 35115</u>
Property Address	<u>256 Reed Creek Lane</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 24, 2017</u>
		Total Purchase Price	<u>\$165,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 August 22, 2017

Print Ralph Cole

Unattested

Sign Ralph Cole

(Grantor/Grantee/Owner/Agent) circle one



20170906000325810 3/3 \$62.50
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Form RT-1