

20170908000326870
09/08/2017 07:42:03 AM
DEEDS 1/4

\$375,000.00 Purchase Price



Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

www

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND NO/100 (\$375,000.00), and other good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **S & H PARTNERS, L.L.C., an Alabama Limited Liability Company,** (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY in fee simple unto **SEACROCS, LLC, an Alabama Limited Liability Company,** (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼; AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼, AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 536.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF PARKER DRIVE; THENCE WITH A DEFLECTION OF 41 DEGREES 28 MINUTES 50 SECONDS RIGHT, ALONG WITH SAID RIGHT-OF-WAY MARGIN 210.82 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF STUART LANE; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS LEFT ALONG AND WITH SAID RIGHT-OF-WAY MARGIN 690 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME COURSE 250 FEET; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT A DISTANCE OF 180 FEET; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT A DISTANCE OF 250.00 FEET; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO KNOWN AS AND MORE PARTICULARLY DESCRIBED AS:

MEASURED DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW ¼ OF THE NE ¼; AND THE NE ¼ OF THE SW ¼, AND THE SE ¼ OF THE NW ¼, ALL IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 536.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF PARKER DRIVE; THENCE WITH A DEFLECTION OF 41 DEGREES 28 MINUTES 50 SECONDS RIGHT, ALONG AND WITH SAID RIGHT-OF-WAY MARGIN 210.82 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF STUART LANE; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS LEFT ALONG AND WITH SAID RIGHT-OF-WAY MARGIN 690.00 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUE ON THE SAME COURSE 250.01 FEET; THENCE WITH A DEFLECTION OF 90 DEGREES 07 MINUTES 01 SECONDS RIGHT FOR A DISTANCE OF 180.00 FEET; THENCE WITH A DEFLECTION OF 89 DEGREES 58 MINUTES 14 SECONDS RIGHT FOR A DISTANCE OF 250.01 FEET; THENCE WITH A DEFLECTION OF 90 DEGREES 00 MINUTES 00 SECONDS RIGHT FOR A DISTANCE OF 179.93 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.

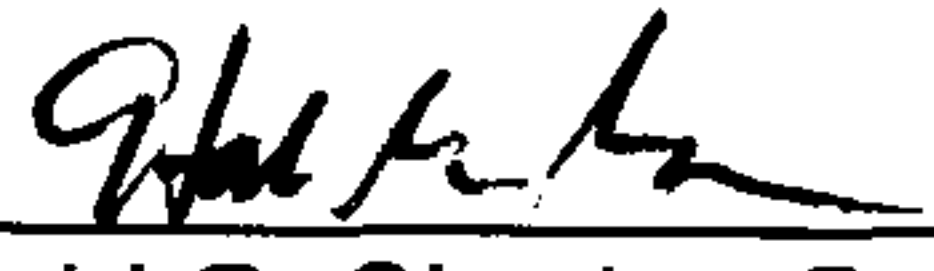
THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE IS MADE
SUBJECT TO:

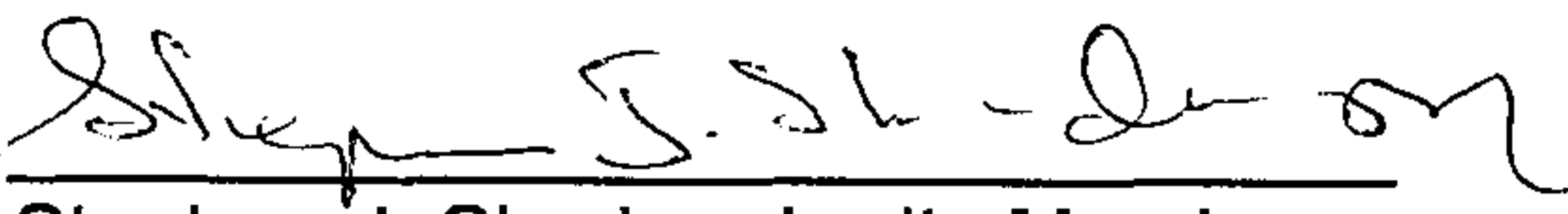
1. Taxes for the year 2017, which became a lien as of October 1, 2016, but are not due and payable until October 1, 2017.
2. Title to, and easements in, any portion of the land lying within any highways, roads, streets, or other ways.
3. Right-of-Way granted to Alabama Power Company by instruments recorded in Deed Book 76, Page 307; Deed Book 169, Page 19 and Deed Book 182, Page 56.
4. Right-of-Way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 285, Page 183.
5. Terms and Conditions and rights of interested parties under that certain lease executed by and between S & H Partners, L.L.C. and Trash Taxi of Alabama, L.L.C., dated March 15, 2013 and all amendments and extensions thereto.
6. Misalignment and/or encroachment by fence along all property lines as shown on Survey by Jon P. Strength, dated September 30, 1997.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that the real property is free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has caused this conveyance to be executed under seal on this 6th day of September, 2017.

**S & H PARTNERS, L.L.C., an Alabama
Limited Liability Company**

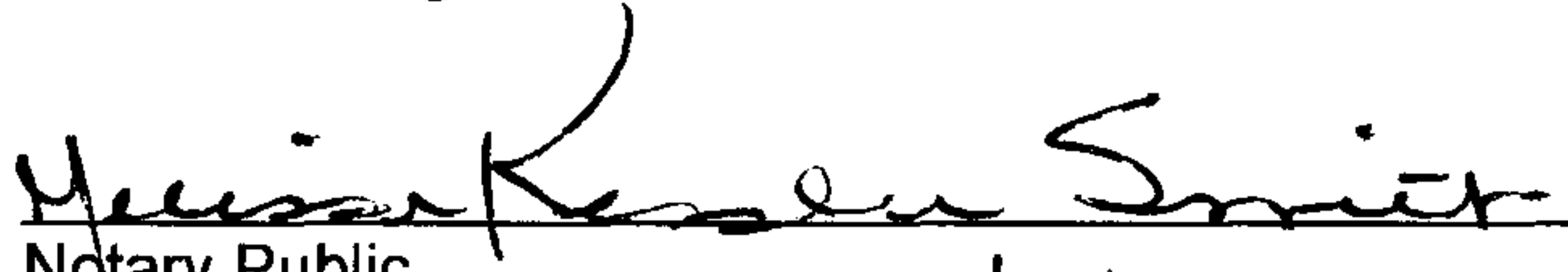
BY: 
Harold G. Shader, Sr., its Member

BY: 
Stephen J. Shader, Jr., its Member

STATE OF ALABAMA §
 § ss.
Jefferson COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that, HAROLD G. SHADER, SR., whose name as MEMBER, on behalf of S & H PARTNERS, L.L.C., 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 foregoing instrument, he as such MEMBER and with full authority, executed the same voluntarily, for and as the act of S & H PARTNERS, L.L.C., on the day the same bears date.

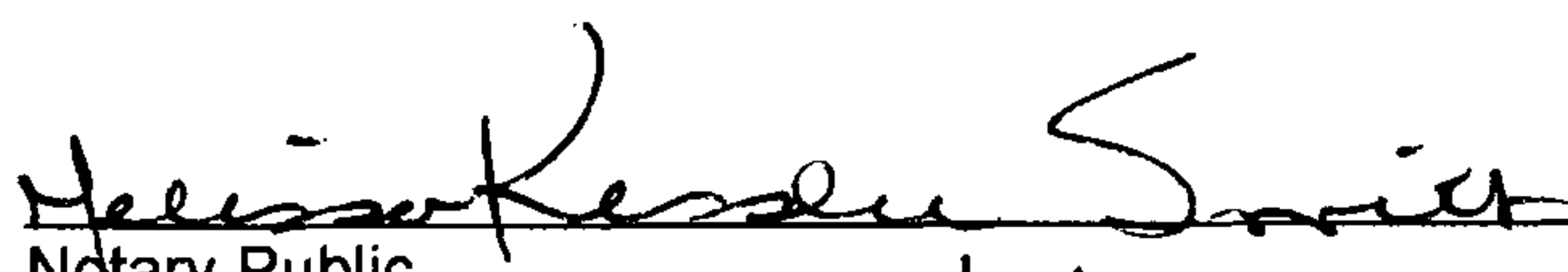
Given under my hand and official seal on this the 6th day of September, 2017.


Notary Public
My Commission Expires: 5/2/2020

STATE OF ALABAMA §
 § ss.
Jefferson COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that, STEPHEN J. SHADER, JR., whose name as MEMBER, on behalf of S & H PARTNERS, L.L.C., 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 foregoing instrument, he as such MEMBER and with full authority, executed the same voluntarily, for and as the act of S & H PARTNERS, L.L.C., on the day the same bears date.

Given under my hand and official seal on this the 6th day of September, 2017.


Notary Public
My Commission Expires: 5/2/2020

PROPERTY ADDRESS:
656 Stuart Lane
Pelham, Alabama 35124

GRANTEE'S ADDRESS:
P.O. Box 1963
Pelham, Alabama 35124

GRANTOR'S ADDRESS:
201 Vulcan Road, Suite 110
Birmingham, Alabama 35209

Real Estate Sales Validation Form

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

Grantor's Name S & H PARTNERS, LLC
 Mailing Address P.O. Box 1963
PELHAM AL 35124

Grantee's Name SEACROIS
 Mailing Address 201 VULCAN Rd Suite 110
BIRMINGHAM AL 35209

Property Address 656 Stuart Lane
PELHAM ALABAMA 35124

Date of Sale 9/6/17

Total Purchase Price \$375,000.00

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

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 9/6/17

Print Harold G Shaden

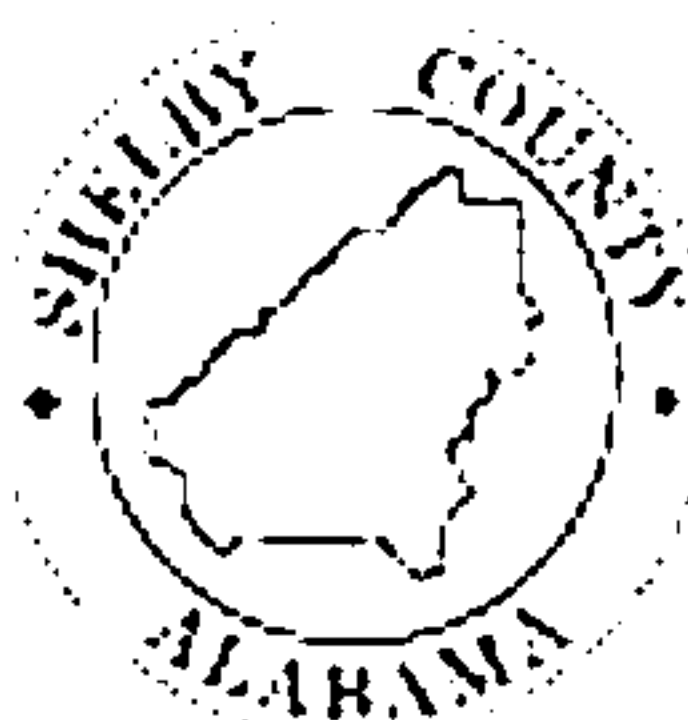
☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/08/2017 07:42:03 AM
 \$80.50 CHERRY
 20170908000326870

[Signature]