

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
Western Sales and Services, Inc.
1533 WARRIOR Road
Birmingham, AL 35218

20170908000327120 09/08/2017 08:30:45 AM DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned Grantor, **SALTER ENTERPRISES, INC.**, an Alabama corporation, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **WESTERN SALES AND SERVICES, INC.**, an Alabama corporation, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commence at the Southeast corner of said 1/4 -1/4 section; thence in a Northerly direction a distance of 825 feet, more or less, to a point; thence an angle of 88° 31' to the left, a distance of 405.58 feet to the Point of Beginning, said point being on the Westerly right of way of County Road; thence continue along last described course a distance of 260 feet; thence an angle of 90° right in a Northerly direction a distance of 85 feet; thence an angle to the right in an Easterly direction a distance of 277.93 feet, more or less, to a point, said point being on the Westerly right of way of a County Road; thence turn an angle to the right in a Southwesterly direction along the right of way line of said County Road a distance of 85.0 feet to the Point of Beginning and lying and being in Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **WESTERN SALES AND SERVICES, INC.**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

[Signature page follows]

Real Estate Sales Validation Form

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

Grantor's Name Jalter Enterprises Inc
Mailing Address 3660 Cahaba Beach Rd
Birmingham AL 35242

Grantee's Name Western Sales & Services, Inc.
Mailing Address 1533 Warrior Rd.
Birmingham AL 35218

Property Address 3660 Cahaba Beach Rd
Birmingham, AL 35242

Date of Sale 9/15/2017
Total Purchase Price \$210,000.00
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 9/15/2017

Print Burt Newsome

Unattested

(verified by)

Sign [Signature]

(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 08:30:45 AM
\$52.50 CHERRY
20170908000327120

[Signature]