

This Instrument was Prepared by:

Send Tax Notice To: American Self Storage IV, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-17-24089

2121 Victory Lane  
Birmingham, AL 35216

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Fifty One Thousand Three Hundred Thirty Two Dollars and No Cents (\$451,332.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Greenbriar, LTD., an Alabama limited partnership**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **American Self Storage IV, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1-A, according to the Resurvey of Lot 1 of Longmeadow Farms Subdivision, as recorded in Map Book 48, Page 36, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

**\$338,499.00** 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of September, 2017.



Greenbriar, LTD., a Alabama limited partnership  
By: Farris Management Company Inc.  
Its: Managing General Partner  
By: Mary F. Roensch, President

State of Alabama


County of Shelby

I, Janet F. Pearson, a Notary Public in and for said County in said State, hereby certify that Farris Management Company Inc., Its Managing General Partner by Mary F. Roensch as President of Greenbriar, LTD., an Alabama limited partnership is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 11th day of September, 2017.

  
Notary Public, State of Alabama

My Commission Expires: 10/15/20


  
20170914000335310 1/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
09/14/2017 01:35:16 PM FILED/CERT

Shelby County, AL 09/14/2017  
State of Alabama  
Deed Tax: \$113.00

**Subject to Easements, restrictions, rights of way,  
Covenants and permits of record**

**Buffer:** Purchaser shall plant and maintain for ten years after closing, a natural buffer of evergreen plants that will adequately provide a visual screen between the proposed mini storage facility and the Longmeadow Mobile Home Park, to include the strip running roughly parallel to Longmeadow Road and passing through the power pole at Highway 17 and Longmeadow Road. Purchaser may use any existing vegetation as part of this screen.

**Restriction:** Property may only be used as mini storage for ten years after closing.

  
20170914000335310 2/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
09/14/2017 01:35:16 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name	Greenbriar, LTD., an Alabama limited partnership	Grantee's Name	American Self Storage IV, LLC
Mailing Address	P.O. Box 247 Alabaster, AL 35007	Mailing Address	2121 Victory Lane Birmingham, AL 35216
Property Address	0 HIGHWAY 17 Maylene, AL 35114	Date of Sale	September 11, 2017
		Total Purchase Price	\$451,332.00
		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)

<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 September 07, 2017

           Unattested

(verified by)

Print Greenbriar, LTD., an Alabama limited partnership

Sign

M. J. Rous  
(Grantor/Grantee/Owner/Agent) circle one

20170914000335310 3/3 \$134.00  
Shelby Cnty Judge of Probate, AL  
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