

This Instrument was Prepared by:

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

Send Tax Notice To: NXS Tumbling, Inc.

309 Hwy 310
Calera AL 35040

File No.: S-17-23992

WARRANTY DEED



2017092100C344900 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
09/21/2017 01:46:07 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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, **Donnie G. Norris**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **NXS Tumbling, Inc.**, (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

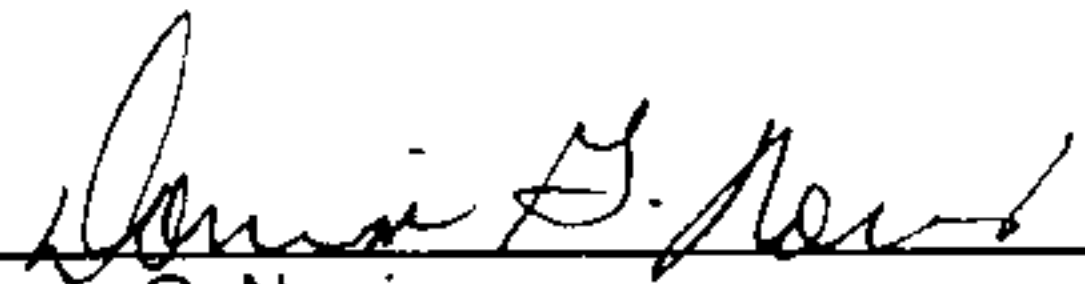
Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.

\$0.00 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 20th day of September, 2017.



Donnie G. Norris

Shelby County, AL 09/21/2017
State of Alabama
Deed Tax: \$20.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Donnie G. Norris, 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 20th day of September, 2017.



Notary Public, State of Alabama

April Clark

My Commission Expires: September 22, 2020

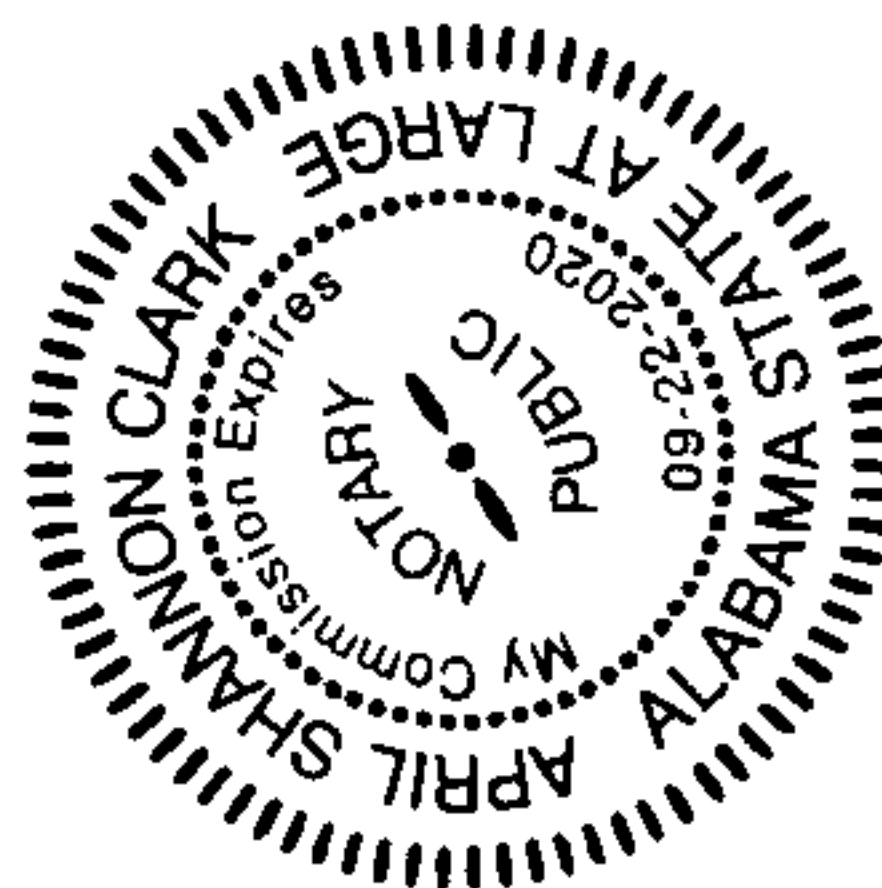
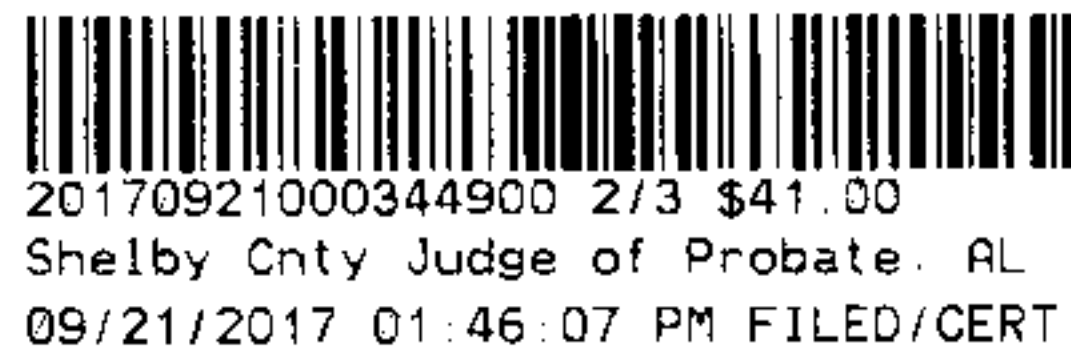


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 895.57 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 530.47 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 32.10 feet; thence North 61 degrees 51 minutes 20 seconds East, a distance of 325.00 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 32.10 feet; thence South 61 degrees 51 minutes 20 seconds West, a distance of 325.01 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 10, 2017.



Real Estate Sales Validation Form

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

Grantor's Name Donnie G. Norris
Mailing Address _____

Grantee's Name NXS Tumbling, Inc.
Mailing Address _____

3235 Hwy 119
Montevallo, AL 35115

309 Hwy 310
Calera AL 35040

Property Address 0 Highway 70
Calera, AL 35040

Date of Sale September 20, 2017
Total Purchase Price \$20,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 20, 2017

Print Donnie G. Norris

Unattested

Sign Donnie G. Norris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170921000344900 3/3 \$41.00
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Form RT-1