

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
API, LLC  
2000 Lay Dam Road  
Clanton, AL 35045

**WARRANTY DEED**

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STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Thousand and No/00 Dollars (\$5,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Curtis Smith, Jr., a Single man, individually and as Personal Representative of Estate of Essie G. Smith, deceased, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **API, LLC, an Alabama Limited Liability Company, (herein referred to as grantee, whether one or more)**, all of my undivided fractional share in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 27 and 28 in Block A, Nickerson's Addition to Alabaster, as recorded in Map Book 3, pages 61 and 69, in the Probate Office of Shelby County, Alabama.  
Parcel ID#23-1-01-3-001-029.000

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**LESS AND EXCEPT:**

1. Parcel conveyed to John Lee Allen and wife, Louise Allen by deed recorded in Deed Book 215, page 83 in the Probate Office of Shelby County, Alabama.
2. Parcel conveyed to Essie Green Smith by deed recorded as Instrument #2001-23106 in the Probate Office of Shelby County, Alabama.
3. Parcel conveyed to Essie Green Smith and husband, Curtis Smith by deed recorded in Deed Book 242, page 398, in the Probate Office of Shelby County, Alabama.

This property constitutes no part of the homestead of the Grantor.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9<sup>th</sup> day of October, 2017.

\_\_\_\_\_  
Curtis Smith, Jr., individually and as  
Personal Representative of Estate of  
Essie G. Smith, deceased

Shelby County, AL 10/10/2017  
State of Alabama  
Deed Tax: \$5.00

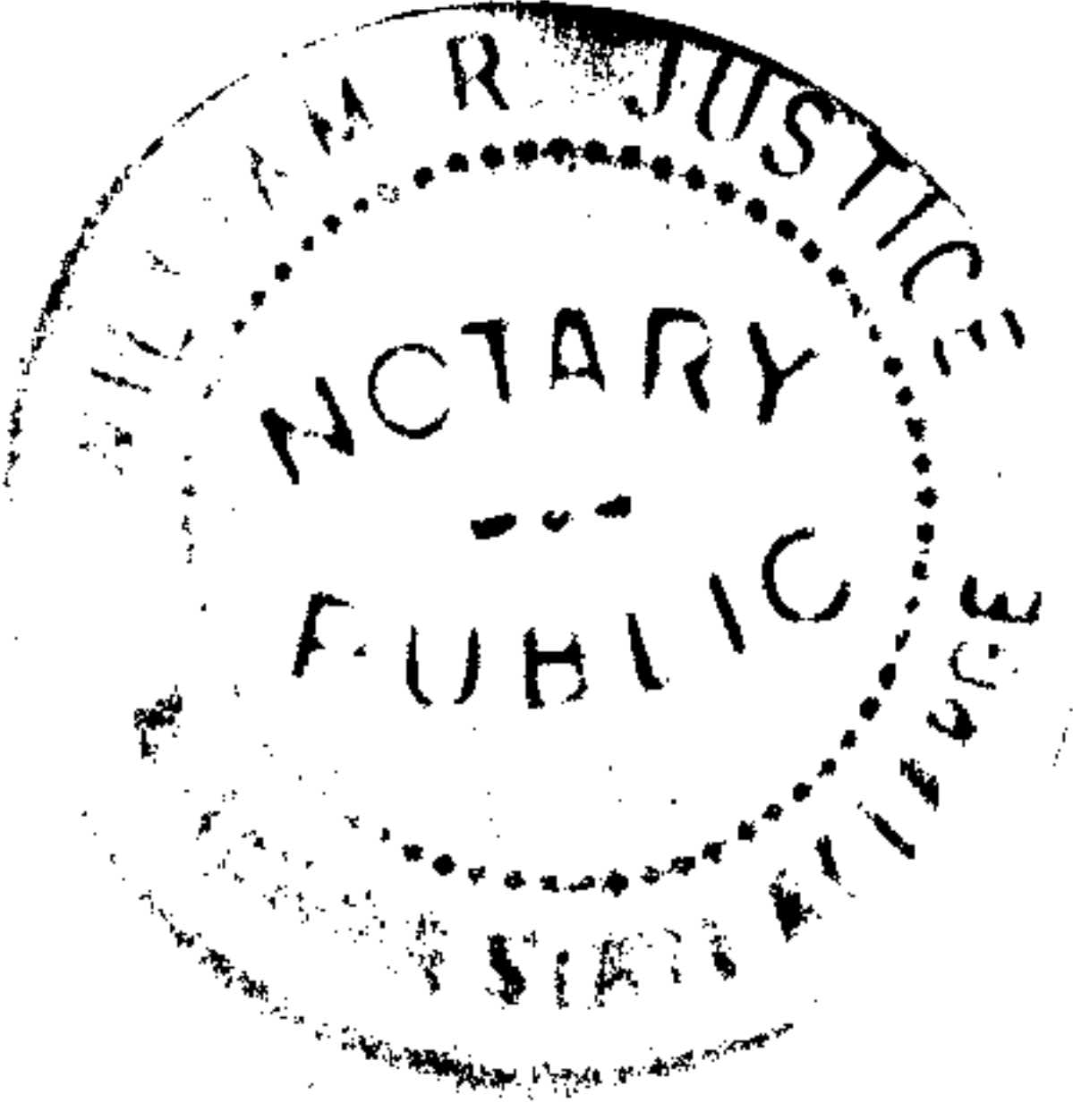
**(NOTARY ACKNOWLEDGMENT ATTACHED)**

  
20171010000367290 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
10/10/2017 09:56:40 AM FILED/CERT

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Curtis Smith, Jr., individually and as Personal Representative of Estate of Essie G. Smith, deceased, who 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2017.



William R. Justice  
Notary Public  
My Commission Expires: 9-11-19



20171010000367290 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
10/10/2017 09:56:40 AM 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 : Curtis Smith, Jr.  
Mailing Address 6113 Russett Meadows Circle  
Birmingham, AL 35244

Grantee's Name: API, LLC  
Mailing Address: 2000 Lay Darn Road  
Clanton, AL 35045

Property Address: 7th Place & Hwy 31,  
Alabaster, AL 35007

Date of Sale 10-9-17  
Total Purchase Price \$ 5,000.00

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 – Tax Assessor Records

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 10-9-17

✕ Sign Curtis Smith, Jr.  
(Grantor/Grantee/Owner/Agent) circle one

Print Curtis Smith, Jr.

☐ Unattested

\_\_\_\_\_  
(Verified by)

Form RT-1



20171010000367290 3/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
10/10/2017 09:56:40 AM FILED/CERT