

20171024000385310 1/4 \$1811.00  
Shelby Cnty Judge of Probate AL  
10/24/2017 01:41:51 PM FILED/CERT

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR HEREIN WITHOUT THE BENEFIT OF A TITLE SEARCH BEING PERFORMED ON THE SUBJECT PROPERTY; THEREFORE, PREPARER MAKES NO CERTIFICATION AS TO TITLE.

Prepared by and when recorded return to:  
Lindsay Whitworth, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North, Suite 2400  
Birmingham, Alabama 35203-2618  
(205) 254-1000

Send tax notices to:  
The CWD, L.L.C.  
510 Office Park Drive, Suite 210  
Birmingham, Alabama 35223  
Attention: Charles W. Daniel

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

THAT, **DANTRACT, INC.**, a corporation formed under the laws of Alabama ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **THE CWD, L.L.C.**, an Alabama limited liability company ( the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Mineral and mining rights not owned by the Grantor.
3. Any liens and encumbrances of record.


TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those Exceptions listed above.

Shelby County, AL 10/24/2017  
State of Alabama  
Deed Tax: \$1787.00

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Dantract, Inc.	The CWD, L.L.C.
510 Office Park Drive, Suite 210	510 Office Park Drive, Suite 210
Birmingham, AL 35223	Birmingham, AL 35223
Property Address: Hwy 280 & Tattersall Blvd	
Date of Sale:	October 20, 2017
Property Value:	\$1,786,745
The property value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

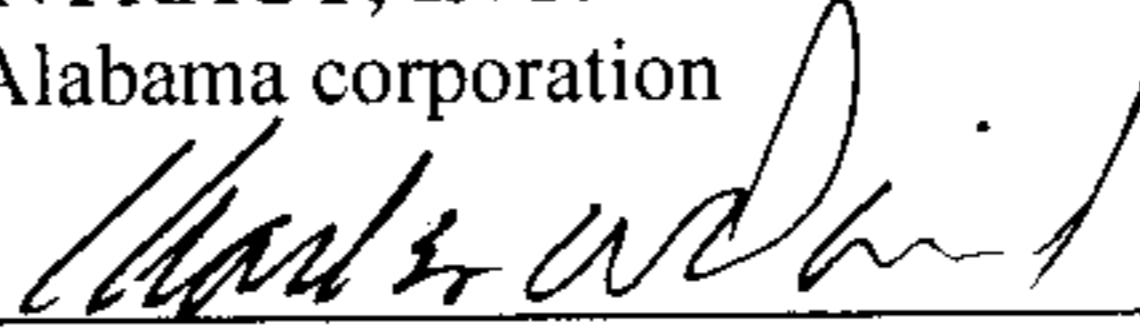
*[Signature(s) on following page(s)]*

  
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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of October 20, 2017.

**GRANTOR:**

**DANTRACT, INC.**  
an Alabama corporation

By: 

Name: Charles W. Daniel

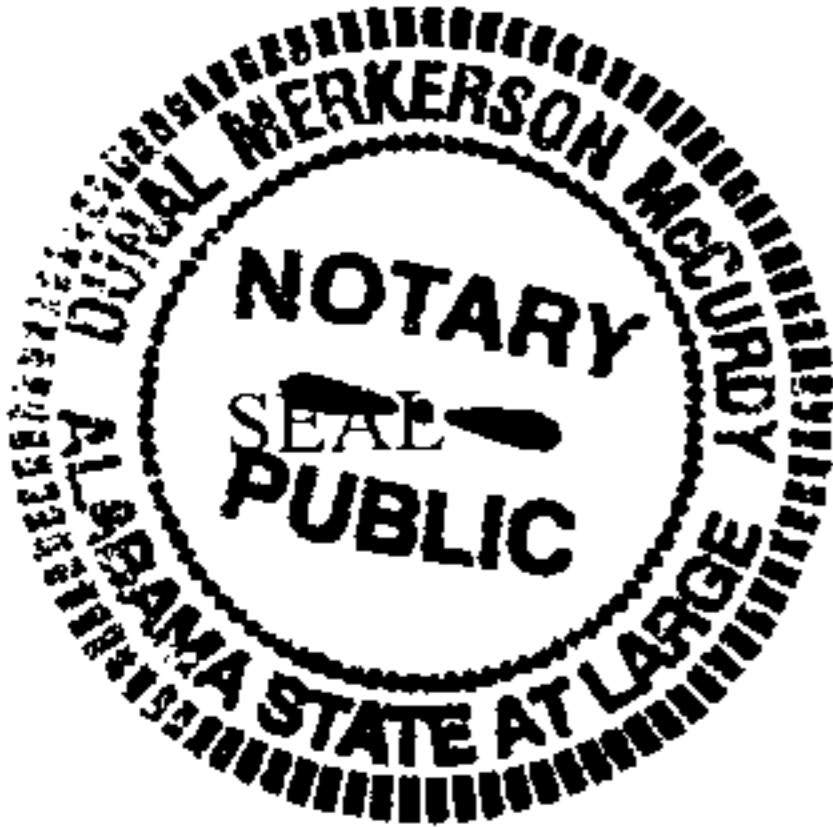
Its: President

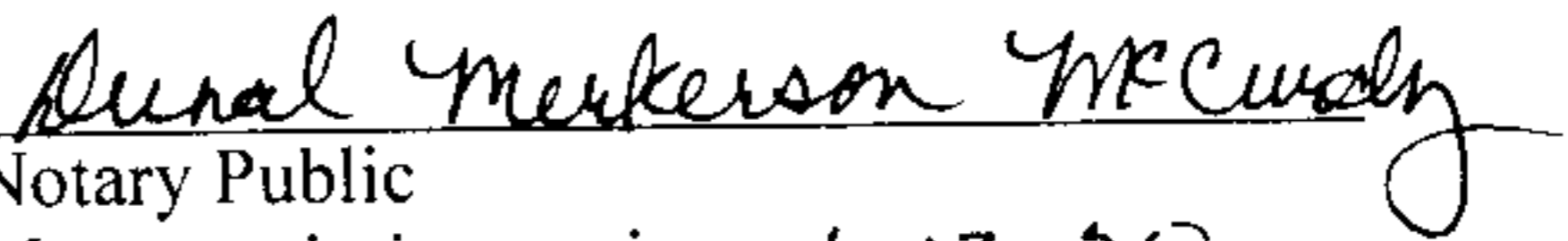
STATE OF ALABAMA )


COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Charles W. Daniel whose name as a President of Dantract, Inc., an Alabama corporation, 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 said instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 19<sup>th</sup> day of October, 2017.



  
Notary Public  
My commission expires: 1.13.20

  
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## **EXHIBIT A**

### **Description of the Property**

Lot 1A of The Crossroads Northeast being as recorded in Map Book 48, Page 64, Shelby County, Alabama, being a Resurvey of Lot 1, according to the Final Record Plat of The Crossroads Northeast, recorded as Instrument No. 20050517000236510, being a resurvey of an acreage parcel and Lot 1C School House Properties Subdivision Resurvey No. 1 as recorded in Map Book 24 at Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 2 – 3 according to the Final Record Plat of The Crossroads Northeast, recorded as Instrument No. 20050517000236510, being a resurvey of an acreage parcel and Lot 1C School House Properties Subdivision Resurvey No. 1 as recorded in Map Book 24 at Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.



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