

20171024000385330 1/5 \$27.50
Shelby Cnty Judge of Probate, AL
10/24/2017 01:41:53 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:
Crossroads Northeast Owners' Association, Inc.
510 Office Park Drive, Ste 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 and **THE CWD, L.L.C.**, an Alabama limited liability company (jointly, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **CROSSROADS NORTHEAST OWNERS' ASSOCIATION, INC.**, an Alabama non-profit corporation (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.

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.	Crossroads Northeast Owners' Association, Inc.
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:	\$500.00
The property value can be verified in:	☐ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☒ Property Tax Bill or Assessment ☐

[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 20th, 2017.

GRANTOR:

DANTRACT, INC.
an Alabama corporation

By: *Charles W. Daniel*

Name: Charles W. Daniel

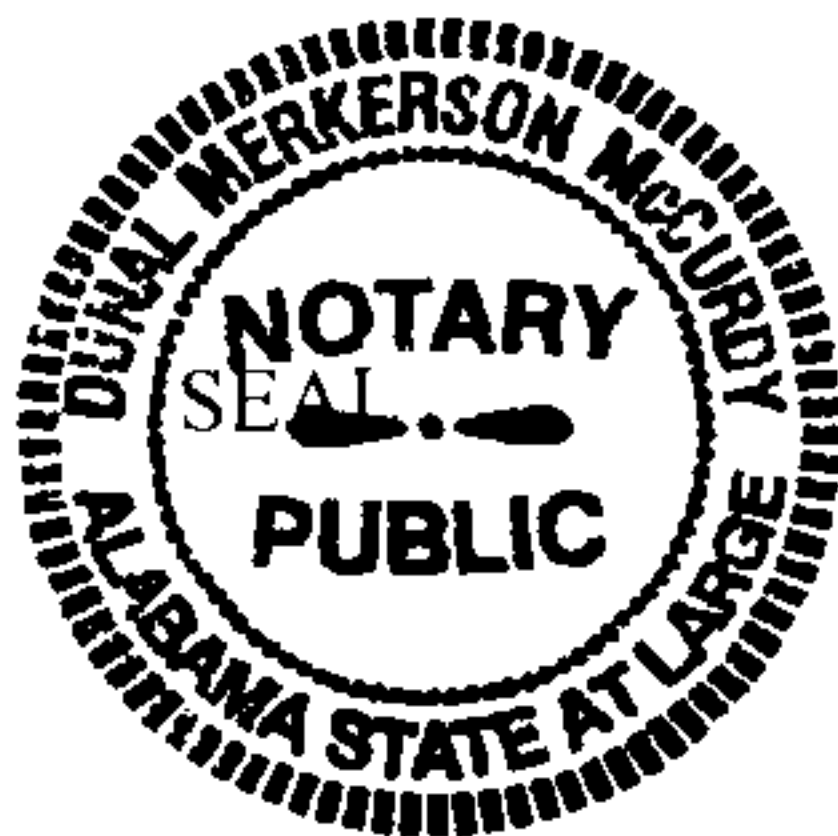
Its: President

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 20th day of October, 2017.



Duval Merkerson McCurdy
Notary Public
My commission expires: 1.13.20

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THE CWD, L.L.C.

By: Charles W. Daniel

Name: Charles W. Daniel

Its: Managing Member

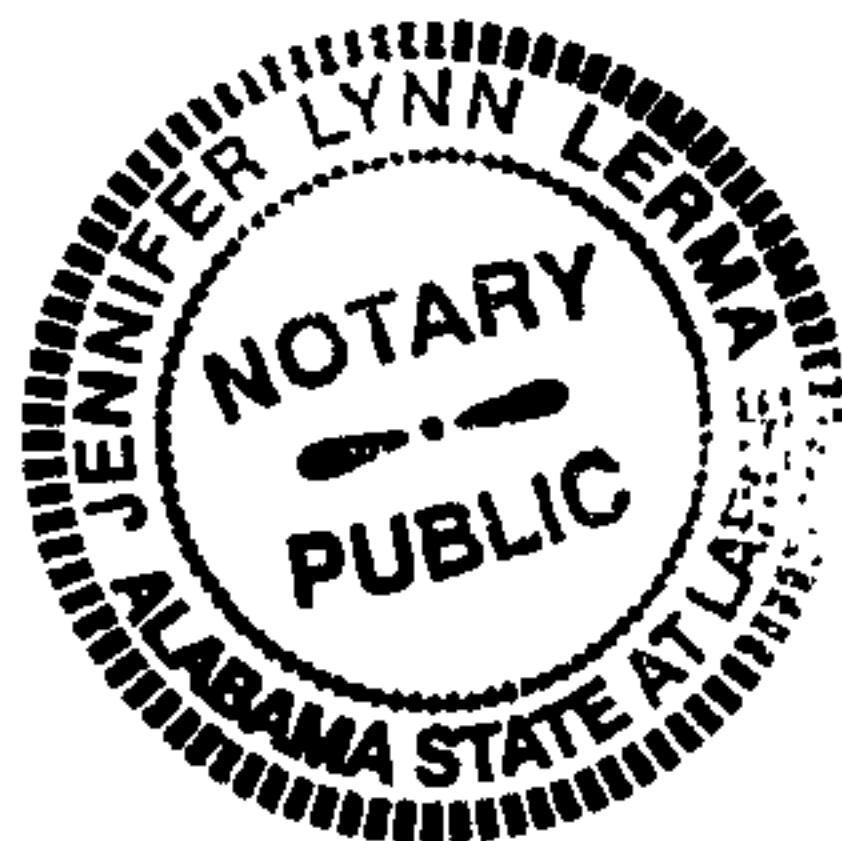
STATE OF ALABAMA)

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 Managing Member of The CWD, L.L.C., an Alabama limited liability company, 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 limited liability company.

Given under my hand and official seal, this 20th day of October, 2017.

SEAL



Jennifer L. Lerma

Notary Public

My commission expires: 9/20/20



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EXHIBIT A

Description of the Property

The private drive labeled as Adena Lane as shown on Resurvey of Lot 1 The Crossroads Northeast as recorded in Map Book 48, Page 64 recorded with the Office of the Judge of Probate Shelby County, Alabama, being a resurvey of 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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