

This Instrument was Prepared by:

Send Tax Notice To: SAS Real Estate Holdings, LLC

D Barron Lakeman, LLC
1710 Catherine Court
Unit C
Auburn, AL 36830
File No.: 170462

3363 Pelham Parkway
Pelham AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Charles J. Gagliano and Mary Jo Gagliano, as Members of Liano Properties, LLC**, (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 **SAS Real Estate Holdings, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3363 Pelham Parkway, Pelham, AL 35124**; to wit;

Commencing at a point where the South boundary of the Southwest Quarter of Southwest Quarter of said Section 24, Township 20 South, Range 3 West, intersects the East R.O.W. line of Highway No. 31; thence North 19 degrees 30 minutes West along said R.O.W. line a distance of 527 feet to the Point of Beginning; thence continue along said R.O.W. line a distance of 123 feet to a point; thence North 87 degrees 30 minutes East a distance of 120 feet; thence South 19 degrees 50 minutes East a distance of 75 feet; thence South 87 degrees 25 minutes West a distance of 10 feet to a point; thence South 19 degrees 30 minutes East a distance of 48 feet; thence South 87 degrees 25 minutes West 110 feet to Point of Beginning; situated in the Southwest Quarter of Southwest Quarter of Section 24, Township 20 South, Range 3 West.

~~\$150,000.00~~ And **\$246,500.00** of the purchase price of the above described property was financed with the proceeds of ~~two~~ mortgage loan^s 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, LIANO PROPERTIES, LLC, by its Members, Charles J. Gagliano and Mary Jo Gagliano, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of November, 2017.

Liano Properties, LLC

Charles J. Gagliano
By: Charles J. Gagliano, Member

Mary Jo Gagliano
By: Mary Jo Gagliano, Member

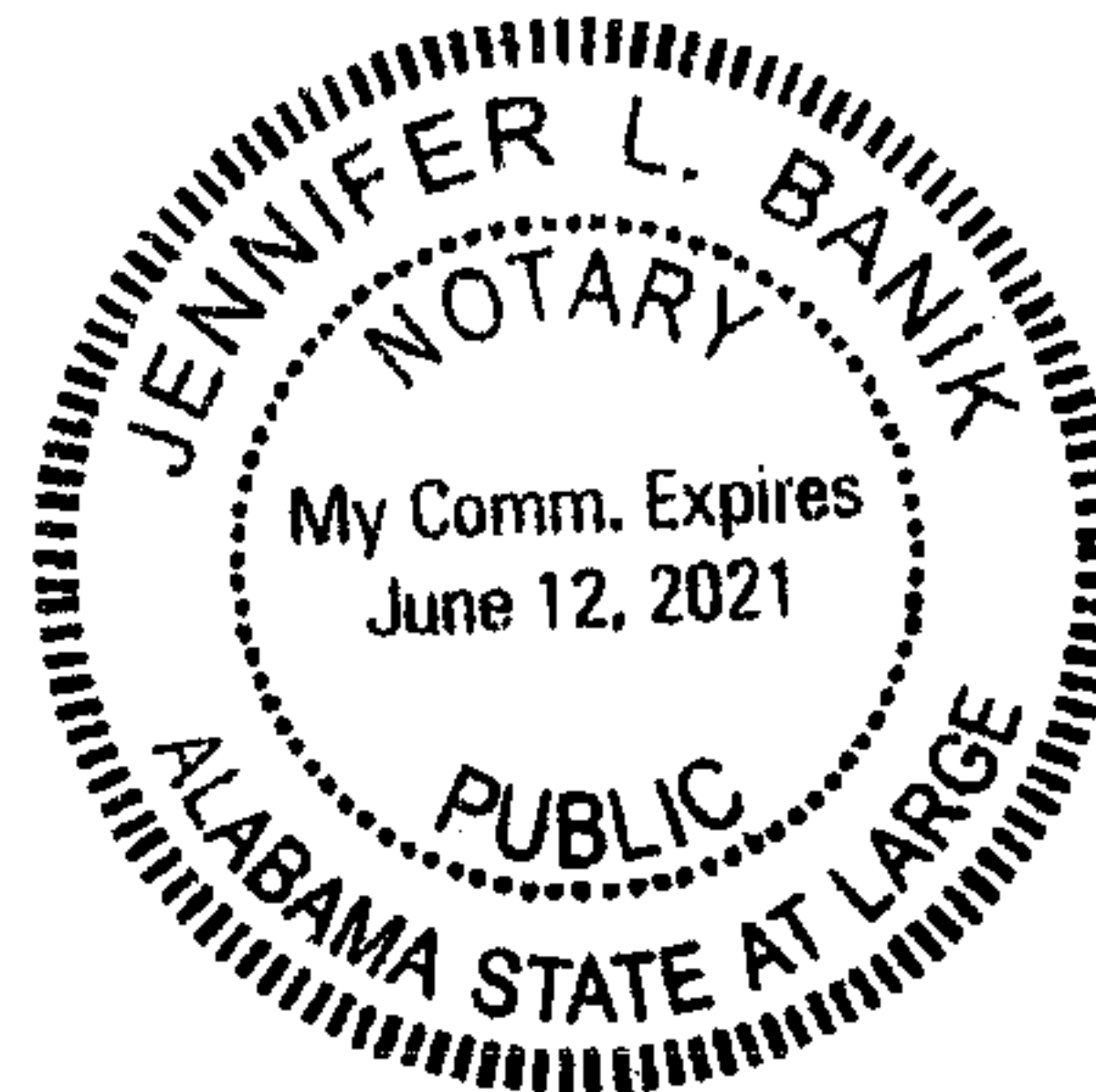
State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for said County in said State, hereby certify that Charles J. Gagliano and Mary Jo Gagliano, as Members of Liano Properties, LLC are 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 they as such Members 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 14th day of November, 2017.

Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: 6/12/21



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Liano Properties, LLC
 Mailing Address 3363 Pelham Parkway
Pelham AL 35124

Grantee's Name SAS Real Estate Holdings, LLC
 Mailing Address 3363 Pelham Parkway
Pelham AL 35124

Property Address 3363 Pelham Parkway
Pelham AL 35124

Date of Sale 11/14/2017
 Total Purchase Price \$ 290,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/20/2017 03:29:08 PM
 \$22.00 CHERRY
 20171120000419220

Jim McLean

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

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 11/0/2017

Print Jim McLean

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one