

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

Send Tax Notice to:  
Holden Energy, LLC  
6283 Park South Drive, Ste. 116  
Bessemer, AL 35022

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Four Hundred Twenty Five Thousand and no/00 Dollars (\$425,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Betty Rinehart, unmarried (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Holden Energy, LLC, an Alabama Limited Liability Company, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also 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.


\$276,000.00 of the above mentioned purchase price is being paid by a purchase money mortgage being recorded simultaneously herewith.


Betty Rinehart is the surviving grantee in those certain deeds recorded in Deed Book 335, Page 328; other grantee M. A. Rinehart, having died on or about the 22nd day of October, 1998.

**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 30<sup>th</sup> day of November, 2017.

  
Betty Rinehart

  
20171201000430580 1/3 \$170.00  
Shelby Cnty Judge of Probate AL  
12/01/2017 10:06:38 AM FILED/CERT

Shelby County, AL 12/01/2017  
State of Alabama  
Deed Tax: \$149.00

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty Rinehart 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of November, 2017.



  
Notary Public  
My Commission Expires: 11-30-17

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northwest corner of the SE 1/4 of NW 1/4 of Section 18, Township 22 South, Range 1 East; thence South 3 degrees 30 minutes East along forty line and along West line of NE 1/4 of SW 1/4 1387.7 feet to the point of beginning; thence continue south along West line of the NE 1/4 of SW 1/4 of Section 18, 1030 feet, more or less, to North right of way line of L & N Railroad; thence North 50 degrees 20 minutes East along said railroad right of way 103.5 feet, more or less; to West right of way line of Columbiana-Shelby public road; thence North 3 degrees West along West right of way line of said road 219.5 feet; thence North 8 degrees West along West right of way line of said road 227 feet; thence North 11 degrees 10 minutes West along West right of way line of said road 528 feet to point of beginning. Lying and being in the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama.

EXCEPT lot sold to George H. and Leona Bird as shown by deed recorded in Deed Book 183, Page 173, and also, EXCEPTING highway rights of ways.

ALSO EXCEPTING 30-foot right of way sold to Gulf States Paper Corporation as described in Deed Book 220, Page 866, in Probate Office.

ALSO EXCEPTING that portion of the above described lands sold to Robert Brasher and wife, Dorothy Brasher, as described in Deed Book 266, Page 870, in Probate Office.

ALSO EXCEPTING therefrom any portion of said property lying South of the centerline of the New County Road to Deans Cross Road.

Begin at a point on the East boundary of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, 210 feet South of the Northeast corner; thence South 3 degrees 30 minutes East 420 feet; thence South 87 degrees 55 minutes West 315 feet; thence North 3 degrees 30 minutes 420 feet; thence North 87 degrees 55 minutes East 315 feet to point of beginning.


EXCEPTING lot sold to George M. and Leona M. Bird as recorded in Deed Book 183, Page 172, in Probate Office.

A tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 18; thence go South 3 degrees 30 minutes East along the East boundary of said Quarter-Quarter Section a distance of 695.00 feet to the point of beginning of the lot herein described; thence continue Southerly along the said East boundary of said Quarter-Quarter Section a distance of 190.96 feet to the North right of way of Shelby County Highway #42; thence turn an angle of 72 degrees 48 minutes 04 seconds to the right and go along the said right of way a distance of 33.03 feet; thence turn an angle of 103 degrees 07 minutes 12 seconds to the right and go 215.77 feet; thence turn an angle of 111 degrees 33 minutes 37 seconds to the right and run 49.17 feet to the point of beginning.

An easement for a portion of an on-site sewage disposal system more particularly described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East; thence run South along the East line of said Quarter-Quarter Section a distance of 630.00 feet to point of beginning; thence South along the East line of said Quarter-Quarter Section a distance of 65.00 feet; thence turn an angle of 107 degrees 28 minutes 52 seconds to the right and run a distance of 49.17 feet; thence turn an angle of 65 degrees 01 minutes 37 seconds to the right and run a distance of 52.00 feet; thence turn an angle of 98 degrees 54 minutes 31 seconds to the right and run a distance of 53.70 feet to the point of beginning.

Situated in Shelby County, Alabama.

  
20171201000430580 2/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
12/01/2017 10:06:38 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 : Betty Rinehart

Mailing Address PO Box 28  
Shelby, AL 35143

Grantee's Name: Holden Energy, LLC

Mailing Address: 6283 Park South Dr., Ste 116  
Bessemer, AL 35022

Property Address: 4154 Hwy 47  
Shelby, AL 35143

Date of Sale 11-30-17

Total Purchase Price \$ 425,000.00

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 -

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 11-30-17


Sign Betty Rinehart  
(Grantor/Grantee/Owner/Agent) circle one

Print Betty Rinehart

☐ Unattested

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

Form RT-1

  
20171201000430580 3/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
12/01/2017 10:06:38 AM FILED/CERT