

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Ysabelita M. Little

807 Valley View Rd.
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

20171201000431450

12/01/2017 01:57:42 PM

DEEDS 1/5

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED NINETY THOUSAND and NO/100 (\$690,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Performance Architectural, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ysabelita M. Little** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit "A"

Property Address is 575 County Road 332, Pelham, AL 35124.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

20171201000431450 12/01/2017 01:57:42 PM DEEDS 2/5

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 30th day of November, 2017.


Performance Architectural, Inc.


By: _____
Its CEO

State of ALABAMA)
County of JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Shawn Tordella whose name as Chief Financial Officer of **Performance Architectural, Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he/she as such office and with such authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 30th day of November, 2017.


NOTARY PUBLIC -
Jeff W. Parmer
My Commission Expires: 09/13/2020

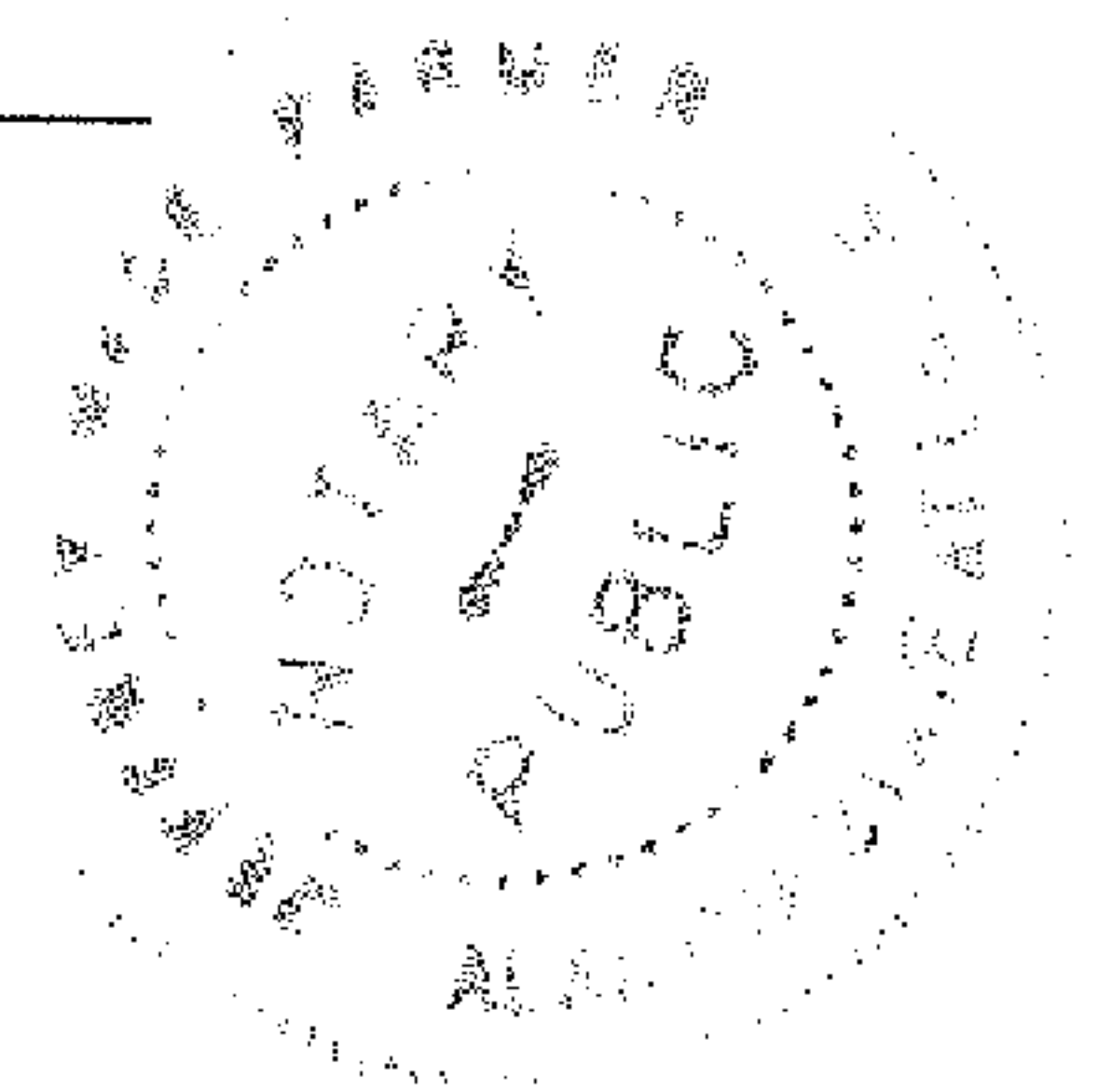


Exhibit A

Legal Description

Lot 2 of Little Subdivision, which shall be recorded at a future date, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence North 87 degrees 24 minutes 36 seconds West a distance of 515.70 feet to the approximate centerline of a creek, all further calls will be along said centerline of creek until otherwise noted; thence South 23 degrees 26 minutes 41 seconds West a distance of 11.17 feet; thence South 19 degrees 33 minutes 04 seconds East a distance of 10.30 feet; thence South 88 degrees 21 minutes 23 seconds East a distance of 28.54 feet; thence North 82 degrees 47 minutes 33 seconds East a distance of 24.95 feet; thence South 19 degrees 26 minutes 02 seconds East a distance of 12.40 feet; thence South 01 degrees 21 minutes 42 seconds East a distance of 34.98 feet; thence South 27 degrees 18 minutes 51 seconds West a distance of 15.14 feet; thence South 48 degrees 22 minutes 26 seconds West a distance of 8.85 feet; thence North 60 degrees 34 minutes 26 seconds West a distance of 18.27 feet; thence South 12 degrees 44 minutes 46 seconds West a distance of 15.38 feet; thence South 16 degrees 36 minutes 04 seconds East a distance of 14.61 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 23.30 feet; thence South 46 degrees 35 minutes 25 seconds East a distance of 30.93 feet; thence South 34 degrees 51 minutes 01 seconds East a distance of 28.89 feet; thence South 03 degrees 12 minutes 12 seconds East a distance of 19.04 feet; thence South 25 minutes 56 minutes 31 seconds East a distance of 31.36 feet; thence South 50 degrees 31 minutes 06 seconds West a distance of 23.23 feet; thence South 19 degrees 22 minutes 42 seconds West, a distance of 16.09 feet; thence South 19 degrees 15 minutes 58 seconds East a distance of 46.10 feet; thence South 34 degrees 40 minutes 32 seconds West a distance of 26.60 feet; thence South 07 degrees 28 minutes 18 seconds East a distance of 25.58 feet; thence South 56 degrees 06 minutes 38 seconds East a distance of 38.24 feet; thence South 42 degrees 50 minutes 51 seconds East a distance of 38.54 feet; thence South 09 degrees 55 minutes 07 seconds East a distance of 23.80 feet; thence South 45 degrees 16 minutes 20 seconds East a distance of 43.47 feet to the Northwest R.O.W. line of Shelby County Highway 332; prescriptive R.O.W.; thence South 39 degrees 41 minutes 46 seconds West leaving said centerline of creek and along said R.O.W. line; a distance of 63.72 feet to a curve to the right, having a radius of 170.00 feet, a central angle of 19 degrees 13 minutes 10 seconds and subtended by a chord which bears South 49 degrees 18 minutes 21 seconds West and a chord distance of 56.76 feet; thence along the arc of said curve and said R.O.W. line a distance of 57.03 feet; thence South 58 degrees 54 minutes 56 seconds West along said R.O.W. line, a distance of 24.58 feet to a curve to the left having a radius of 330.00 feet, a central of 04 degrees 51 minutes 25 seconds and subtended by a chord which bears South 56 degrees 29 minutes 14 seconds West and a chord distance of 27.97 feet; thence along the arc of said curve and said R.O.W. line a distance of 27.97 feet; thence South 54 degrees 03 minutes 31 seconds West and along said R.O.W. line, a distance of 105.72 feet; thence North 34 degrees 11 minutes 22 seconds West and leaving said R.O.W. line a distance of 370.63 feet; thence North 54 degrees 08 minutes 47 seconds East a distance of 355.90 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING, a non-exclusive Ingress/Egress Easement, being more particularly described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence North 87 degrees 24 minutes 36 seconds West a distance of 515.70 feet to the approximate centerline of a creek, all further calls will be along said centerline of creek until otherwise noted; thence South 23 degrees 26 minutes 41 seconds West a distance of 11.17 feet; thence South 19 degrees 33 minutes 04 seconds East a distance of 10.30 feet; thence South 88 degrees 21 minutes 23 seconds East a distance of 28.54 feet; thence North 82 degrees 47 minutes 33 seconds East a distance of 24.95 feet; thence South 19 degrees 26 minutes 02 seconds East a distance of 12.40 feet; thence South 01 degrees 21 minutes 42 seconds East a distance of 34.98 feet; thence South 27 degrees 18 minutes 51 seconds West a distance of 15.14 feet; thence South 48 degrees 22 minutes 26 seconds West a distance of 8.85 feet; thence North 60 degrees 34 minutes 26 seconds West a distance of 18.27 feet; thence South 12 degrees 44 minutes 46 seconds West a distance of 15.38 feet; thence South 16 degrees 36 minutes 04 seconds East a distance of 14.61 feet; thence South 54 degrees 08 minutes 47 seconds West and leaving said centerline of creek; a distance of 355.90 feet; thence South 34 degrees 11 minutes 22 seconds East a distance of 322.71 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 47.92 feet to the Northerly R.O.W. line of Shelby County Highway 332, prescriptive R.O.W.; thence South 54 degrees 03 minutes 31 seconds West and along said R.O.W. line; a distance of 45.07 feet to a curve to the right, having a radius of 370.00 feet; a central angle of 14 degrees 57 minutes 15 seconds and subtended by a chord which bears South 61 degrees 32 minutes 09 seconds West and a chord distance of 96.30 feet; thence along the arc of said curve and said R.O.W. Line a distance of 96.57 feet; thence North 40 degrees 04 minutes 24 seconds East and leaving said R.O.W. line a distance of 146.35 feet to the POINT OF BEGINNING OF SAID EASEMENT.

Said Easement crosses Lot 1 of proposed Little Subdivision.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Performance Architectural, Inc.
Mailing Address c/o 575 County Road 332
Pelham, AL 35124

Grantee's Name Ysabelita M. Little
Mailing Address 867 Valley View Road
Pelham, AL 35124

Property Address 575 County Road 332
Pelham, AL 35124

Date of Sale 11/30/2017
Total Purchase Price \$ 690,000.00
or
Actual Value \$

20171201000431450 12/01/2017 01:57:42 PM DEEDS 5/5 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 12/1/17

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2017 01:57:42 PM
\$717.00 CHERRY
20171201000431450

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.