


THIS INSTRUMENT WAS PREPARED BY:  
Morris J. Princiotta, Jr., Atty. at Law  
2100-C Rocky Ridge Rd., B'ham., AL 35216

SEND TAX NOTICE TO:  
KBR Group, LLC  
1372 Willoughby Road  
Vestavia Hills, AL 35216

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## Statutory Warranty Deed

State of Alabama:  
Jefferson County:

  
20171205000436000 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/05/2017 01:54:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred and Twenty-Five Thousand, and no/100.....(\$225,000.00) Dollars**, and other good and valuable consideration to the undersigned Grantor paid by the Grantees herein, the receipt whereof is acknowledged, the said **BUCK, LTD., an Alabama Limited Partnership** (Grantor), does grant, bargain, sell and convey unto **KBR GROUP, LLC** (Grantee), the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 1, according to the Survey of Dollar General's Addition to Pelham, as recorded in Map Book 34, page 119, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH** rights granted in that **Access Easement Agreement** recorded in **Instrument 20050603000271520**. Also together with rights granted in that **Detention Pond Easement** recorded in **Instrument 20060222000086800**.

Subject to:

1. Property Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Volume 6, Page 22 and Deed Volume 101, page 551, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 101, page 550; Deed Volume 101, page 551; Deed Volume 245, Page 116 and Real 127, page 63 in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, Alabama, recorded in Deed Volume 135, page 364 and Deed Volume 135, page 365, in the Probate Office of Shelby County, Alabama.
5. Easement recorded in Deed Volume 237, page 332 and Deed Volume 221, page 264 in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument 2001-38749, corrected in Instrument 2001-48296, in the Probate Office of Shelby County, Alabama.

7. Water and Sewer Easement to City of Pelham, as recorded in Real 111, page 673, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by Instrument recorded in Deed Volume 185, page 470 in the Probate Office of Shelby County, Alabama.
9. Sanitary Sewer Easement Agreement recorded in Instrument 20050603000271510, in the Probate Office of Shelby County, Alabama.
10. Rights of others to use access easement recorded in Instrument 20050603000271520 in the Probate Office of Shelby County, Alabama.

**The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**


Property Address: **8400 Helena Road, Pelham, AL 35124**

Parcel #: **11-7-36-3-000-028.180**


To have and to hold unto the said Grantee, it's successors and/or assigns forever.

Grantor makes no warranty or covenant respecting the nature or quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof the Grantor.

IN WITNESS WHEREOF, the said **BUCK LTD.**, by **Paul J. Spina, Jr.**, it's General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal this 28th day of November. 2017.

  
20171205000436000 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/05/2017 01:54:53 PM FILED/CERT

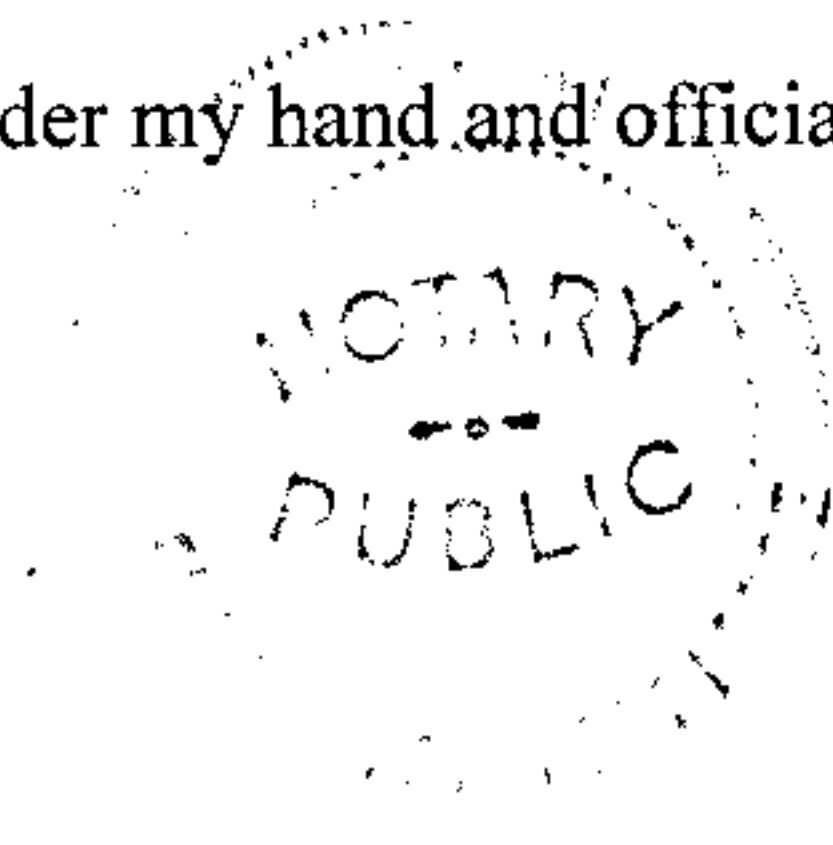
**BUCK LTD., an Alabama Limited Partnership**

By:   
**Paul J. Spina, Jr., General Partner**

State of Alabama:  
County of Jefferson:

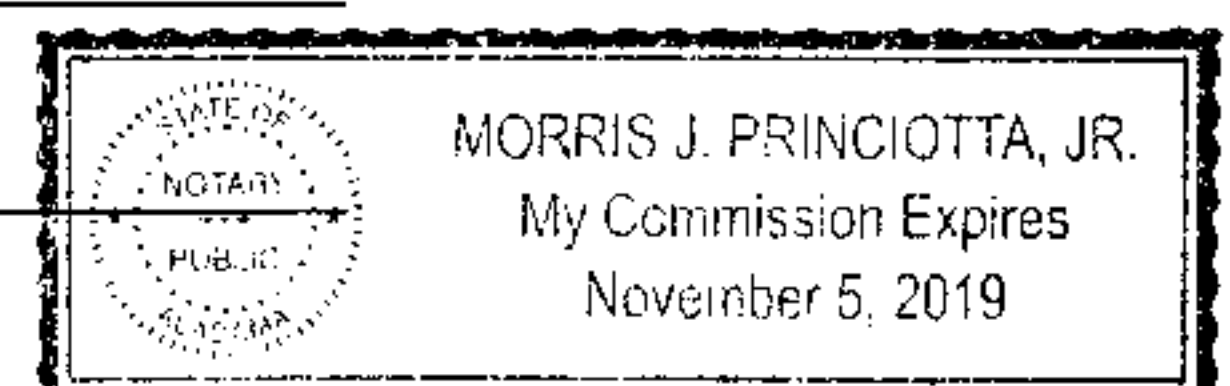
I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Paul J. Spina, Jr.**, whose name as General Partner of **BUCK LTD., an Alabama Limited Partnership**, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such General Partner, and with full authority, executed the same voluntarily for and as the act of the said Limited Partnership, on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of November, 2017.



  
Notary Public

My Commission Expires:



# Real Estate Sales Validation Form

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

Grantor's Name BUCK LTD.  
Mailing Address 2108 Swan Lake Cove  
Hoover, AL 35244

Grantee's Name KBR GROUP, LLC  
Mailing Address 1372 Willoughby Rd.  
Vestavia Hills, AL 35216

Property Address 8400 Helena Road  
Pelham, AL 35124

Date of Sale 11/28/2017  
Total Purchase Price \$ 225,000.00  
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 ☐ 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 11/28/2017

Print BUCK LTD.

☐ Unattested

(Verified by)

Sign By:

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

Form RT-1

