

THIS INSTRUMENT PREPARED BY:

James A. Stewart, Esquire
Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209

Send Tax Notice to:

Joseph Colafrancesco
408 Wood River Rd.
Millsap, TX 76066

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Fifty Seven Thousand Nine Hundred Fifty and No/100 Dollars (\$57,950.00) to the undersigned Miraculous Metals Distribution, LLC, a Michigan limited liability company (hereinafter 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 Joseph Colafrancesco (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

All taxes for the year 2018 and subsequent years.

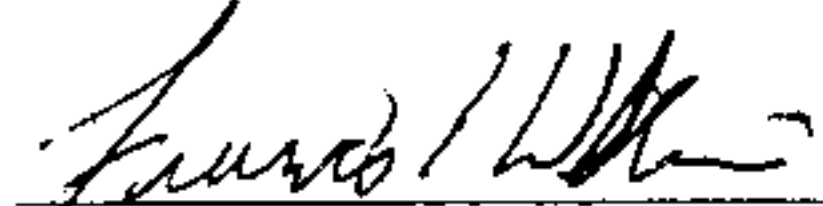
TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, personal representatives and assigns forever.

And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs, personal representatives and assigns, that it is lawfully seized in fee simple of said premises; that the property is free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said GRANTOR has hereto set its signatures and seals, this
the 11th day of January, 2018.

Miraculous Metals Distribution, LLC

By: 
Francis E. Williams, President

STATE OF MICHIGAN

COUNTY OF WAYNE

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Francis E. Williams, as President of Miraculous Metals Distribution, LLC, a Michigan limited liability company, whose name 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 in said capacity and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of January, 2018.



MARY ELIZABETH FOLGER
MY COMMISSION EXPIRES
JANUARY 20, 2025
A NOTARY PUBLIC
RESIDING IN WARRICK COUNTY


NOTARY PUBLIC
My Commission Expires: 1/20/2025



20180118000017470 2/4 \$82.00
Shelby Cnty Judge of Probate, AL
01/18/2018 11:19:37 AM FILED/CERT

Parcel I

A parcel of land situated in Section 15, Township 18 South, Range 1 East, Shelby County, Alabama as follows:

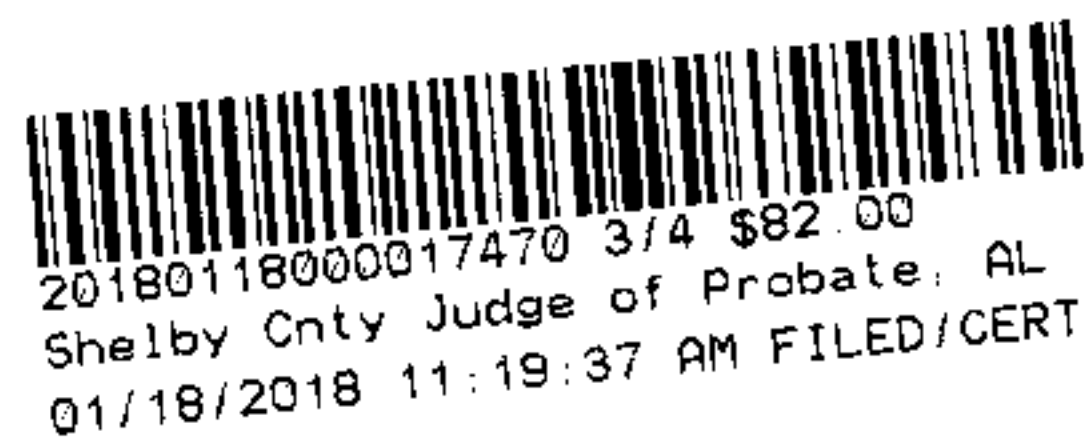
Commence at a 1 inch open top pipe found locally accepted to be the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15 and run South 89° 11' 51" West along the South line of said Quarter-Quarter Section for a distance of 237.15 feet to a 1 inch open top pipe found (bent) at the Point of Beginning; thence continue South 89° 11' 51" West along the South line of said Quarter-Quarter Section for a distance of 514.45 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County Highway # 43 (Bear Creek Road); thence run North 40° 33' 19" East along said Southeast Right-of-Way line for a distance of 780.75 feet to an iron pin set with SSI cap; thence run South 00° 39' 43" East for a distance of 586.03 feet to the Point of Beginning; said Parcel I of land containing 3.5 acres, more or less.

Parcel II

A parcel of land situated in Section 15, township 18 South, Range 1 East, Shelby County, Alabama as follows:

Commence at a 1 inch open top pipe found locally accepted to be the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15 and run South 89° 11' 51" West along the South line of said Quarter-Quarter Section for a distance of 858.19 feet to an iron pin set with SSI cap on the Northwest Right-of-Way line of Shelby County Highway # 43 (Bear Creek Road) at the Point of Beginning; thence continue South 89° 11' 51" West along the South line of said Quarter-Quarter Section and also along the South line of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 1784.53 feet to a 1 inch open top pipe found locally accepted to be the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 15; thence run North 01° 29' 05" West along the West line of said Quarter-Quarter Section for a distance of 968.54 feet to an iron pin set with SSI cap; thence run North 89° 35' 04" East for a distance of 1020.48 feet to an iron pin set with SSI cap; thence run South 44° 18' 59" East for a distance of 1222.44 feet to an iron pin set with SSI cap on the Northwest Right-of-Way line of Shelby County Highway # 43 (Bear Creek Road); thence run South 33° 40' 19" West along said Northwest Right-of-Way line for a distance of 100.00 feet to the Point of Beginning; said Parcel II of land containing 32.4 acres, more or less.

Total Parcel I and Parcel II containing 35.9 acres, more or less.



Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name Miraculous Metals Distribution, LLC

Address 1804 Pecan Pass
Evansville, In 47715

Grantee's Name Joseph Colafrancesco

Mailing Address 408 Wood River Rd
Millsap Texas 76066

Property Address See attached legal

Date of Sale January , 2018

Total Purchase Price \$57,950.00

OR

Actual Value \$

OR

Assessor's Market Value \$



20180118000017470 4/4 \$82.00
Shelby Cnty Judge of Probate, AL
01/18/2018 11:19:37 AM FILED/CERT

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

 x Other Court Order

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 Section 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 Section 40-22-1 (h).

Date January 11, 2018

Print Miraculous Metals Distribution, LLC

✓ Unattested Mary Folger
(verified by)

Sign x [Signature]
(Grantor)