

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-18-24357

Send Tax Notice To: B M Properties LLC

PO BOX 177  
Saginaw AL 35137

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Statewide Corporation**, (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 **B M Properties LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


**\$40,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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, by its President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of January, 2018.

STATEWIDE CORPORATION

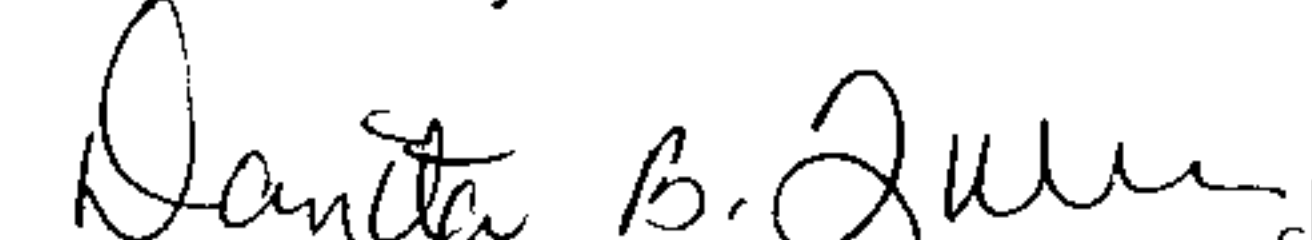
  
By: Paul B. Lee  
President

State of Arkansas

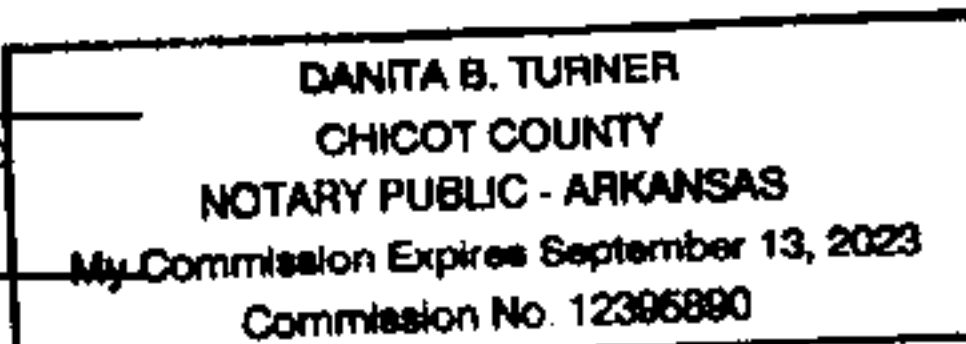
County of Chicot


I, Danita Turner, a Notary Public in and for said County in said State, hereby certify that Paul B. Lee as President of Statewide Corporation 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 foregoing conveyance he/she/they as such officer 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 29th day of January, 2018.

  
Notary Public, State of Arkansas

My Commission Expires: 09/13/2023



  
20180130000031320 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:44 PM FILED/CERT

Shelby County, AL 01/30/2018  
State of Alabama  
Deed Tax: \$10.00


## EXHIBIT "A" LEGAL DESCRIPTION

A part of the southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 3 West; thence South 88 degrees 33 minutes 27 seconds West a distance of 613.29 feet (612.92 deed); thence continue along the last described course a distance of 217.95 feet to the easterly right of way of Alabama State Highway #119; thence North 20 degrees 30 minutes 00 seconds West a distance of 344.23 feet; thence North 88 degrees 32 minutes 08 seconds East and leaving said right of way a distance of 935.87 feet (1,014.6 deed); thence south 02 degrees 48 minutes 31 seconds East a distance of 325.82 feet (327.4 deed) to the point of beginning; being situated in Shelby County, Alabama.

**LESS AND EXCEPT:** Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; from this beginning point, proceed North 00 degrees 05 minutes 52 seconds West along East boundary of said 1/4-1/4 section a distance of 325.91 feet; thence proceed North 88 degrees 43 minutes 21 seconds West for a distance of 771.34 feet; thence proceed South 31 degrees 50 minutes 48 seconds East for a distance of 388.76 feet to a point on the South boundary of said 1/4-1/4 section; thence proceed South 88 degrees 41 minutes 55 seconds East along the South boundary of said 1/4-1/4 section for a distance of 566.72 feet to the point of beginning.

Being situated in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

  
20180130000031320 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
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20180130000031320 3/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:44 PM 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	Statewide Corporation	Grantee's Name	B M Properties LLC
Mailing Address	765 Meeks Rd	Mailing Address	50 Mission Hills Park
	Oakland KY 42159		PO BOX 177
			Alabaster, AL 35007
Property Address	Hwy 119 Daffodil Road	Date of Sale	January 29, 2018
	Alabaster, AL 35007	Total Purchase Price	\$50,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 25, 2018

Print Statewide Corporation

Unattested

Sign James B Lee, President  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)