


This instrument was prepared by:
Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051


20180226000059370 1/3 \$3115.00
Shelby Cnty Judge of Probate, AL
02/26/2018 11:51:43 AM FILED/CERT

Send Tax Notice to:
E & EE Properties LLC
1471 1st St. North
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ERNEST L. McCARTY, JR. and wife, EDNA M. McCARTY

grant, bargain, sell and convey unto

E & EE PROPERTIES LLC

the following described real estate, situated in: Shelby County, Alabama, to-wit:

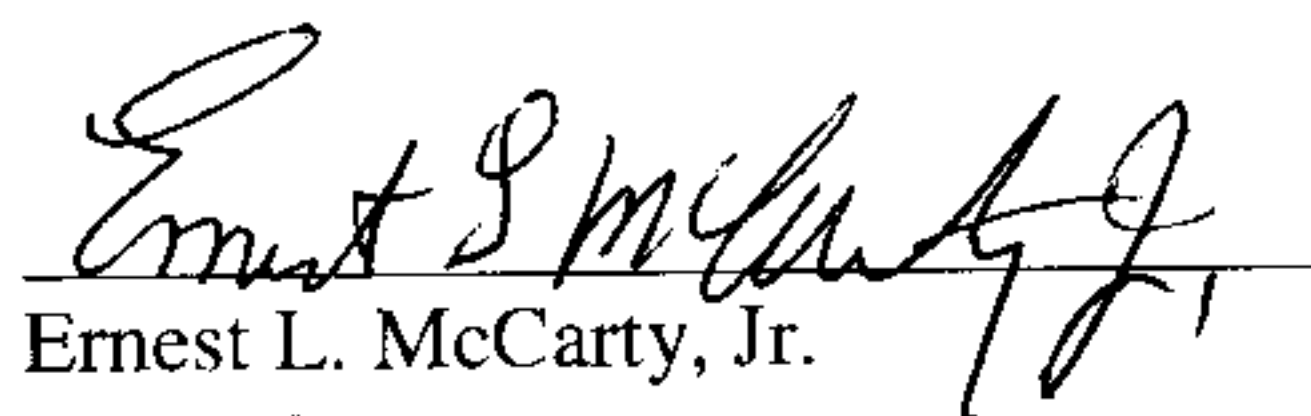
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

Feb **IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 23rd day of _____, 2018.


Ernest L. McCarty, Jr.


Edna M. McCarty

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest L. McCarty, Jr. and wife, Edna M. McCarty, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of Feb, 2018.

My Commission Expires: 9-22-20

Shelby County, AL 02/26/2018
State of Alabama
Deed Tax: \$3094.00

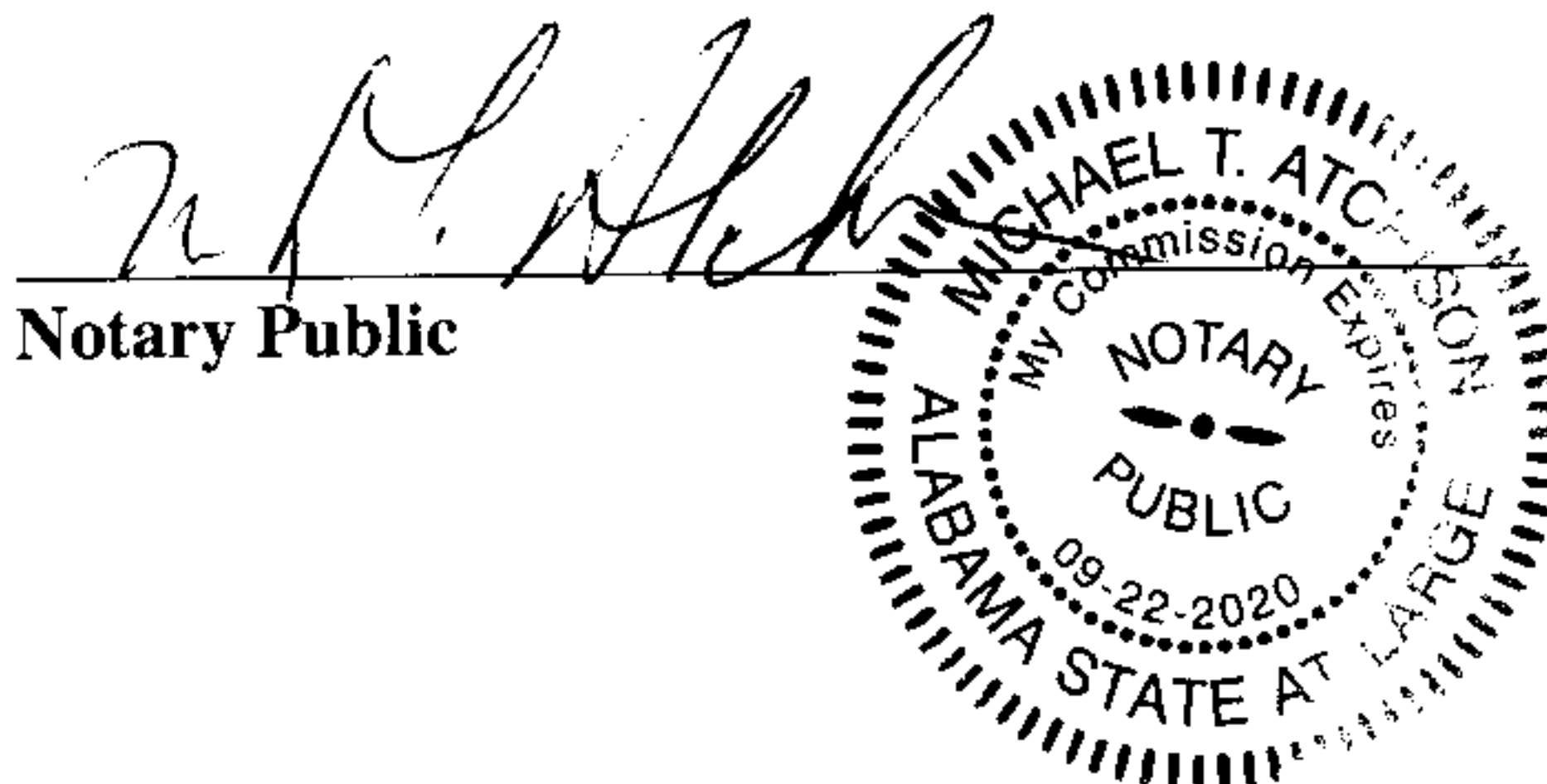



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SW ¼ of the SW ¼ of Section 25, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the SW ¼ of the SW ¼ of Section 25, Township 20 South, Range 3 West, and run East along the South line of said ¼ - ¼ Section 130.60 feet to the Westerly right of way line of U.S. Highway Number 31; thence an angle left of 75 degrees 29 minutes and run Northeasterly along said right of way line, 974.0 feet to the point of beginning; thence continue along right of way line 400.0 feet; thence an angle left of 104 degrees 31 minutes and run Westerly 426.71 feet to a point on the Easterly right of way line of L & N Railroad; thence an angle left of 83 degrees 07 minutes 30 seconds and run Southerly along said Railroad right of way line 295.67 feet; thence an angle left of 82 degrees 21 minutes 30 seconds and run Easterly 373.77 feet to the point of beginning.

Commence at the Northwest corner of the Southwest ¼ of Section 25, Township 20 South, Range 3 West; run thence South 0 degrees 51 minutes 34 seconds West along the West line of said Section 25 for 373.97 feet; run thence South 80 degrees 28 minutes 22 seconds East for 193.0 feet to the East right of way of CSX Railroad; run thence South 08 degrees 30 minutes 35 seconds West along said East right of way for 634.61 feet to the point of beginning; run thence South 81 degrees 29 minutes 25 seconds East for 207.68 feet to the West line of the "McDonald's Corporation Property" as recorded in Deed Book 345, Page 583; run thence South 16 degrees 07 minutes 34 seconds West along said West line for 136.4 feet; run thence North 88 degrees 16 minutes 30 seconds West for 145.00 feet; run thence South 16 degrees 07 minutes 32 seconds West for 145.00 feet; run thence North 88 degrees 16 minutes 30 seconds West for 26.51 feet to the East right of way of said CSX Railroad; run thence North 08 degrees 30 minutes 35 seconds East along said East right of way for 299.72 feet to the point of beginning; said land being in the Northwest ¼ of the Southwest ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.
Minerals and mining rights excepted.

Commence at the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, situated in Shelby County, Alabama, and run West along the South line of said Quarter-Quarter Section 825.91 feet to a point on the Westerly right of way of U.S. Highway 31, said point being the point of beginning; thence turn an angle right of 104 degrees 31 minutes and run Northeasterly along said right of way a distance of 145.0 feet; thence turn an angle left of 104 degrees 31 minutes and run Westerly and parallel to the South line of said Quarter-Quarter Section a distance of 400.0 feet; thence turn an angle left of 75 degrees 29 minutes and run Southwesterly and parallel with U.S. Highway 31 a distance of 145.0 feet to a point on the South line of said Quarter-Quarter Section; thence turn an angle left of 104 degrees 31 minutes and run Easterly along the South line of said Quarter-Quarter Section a distance of 400.0 feet to the point of beginning.
Minerals and mining rights excepted.


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Real Estate Sales Validation Form

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

Grantor's Name Ernest L. McCarty, Jr.
Mailing Address 1471 1st St. North
Alabaster, AL 35007

Grantee's Name E & EE Properties LLC
Mailing Address 1471 1st St. North
Alabaster, AL 35007

Property Address 1471 1st St. North
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$3,093,620.00

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
☒ Tax Assessment value

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 recording.

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 evidence 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 estimated 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 2/21/2018

Print Ernest L. McCarty, Jr.

Unattested
(verified by)

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



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