

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

BN, LLC
P.O. BOX 1227
LEEDS, AL 35094

WARRANTY DEED

20180319000088620

03/19/2018 08:20:03 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, VANN OWENS, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto BN, LLC (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT NO. 6, ACCORDING TO THE MAP OF AN ESTATE SIZE SUBDIVISION FOR CHARLES W. MOBLEY, LOCATED IN SECTIONS 3, 4 & 10, TOWNSHIP 20 SOUTH, RANGE 2 EAST, AS RECORDED IN MAP BOOK 8, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and its assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; 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, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by LANEYL OWENS, as Manager of VANN OWENS, LLC, an Alabama limited liability company, who is authorized to execute this conveyance has hereunto sets its signature and seal, this 15th day of MARCH, 2018.

VANN OWENS, LLC

By: *Laneyl Owens, Manager*
LANEYL OWENS, MANAGER

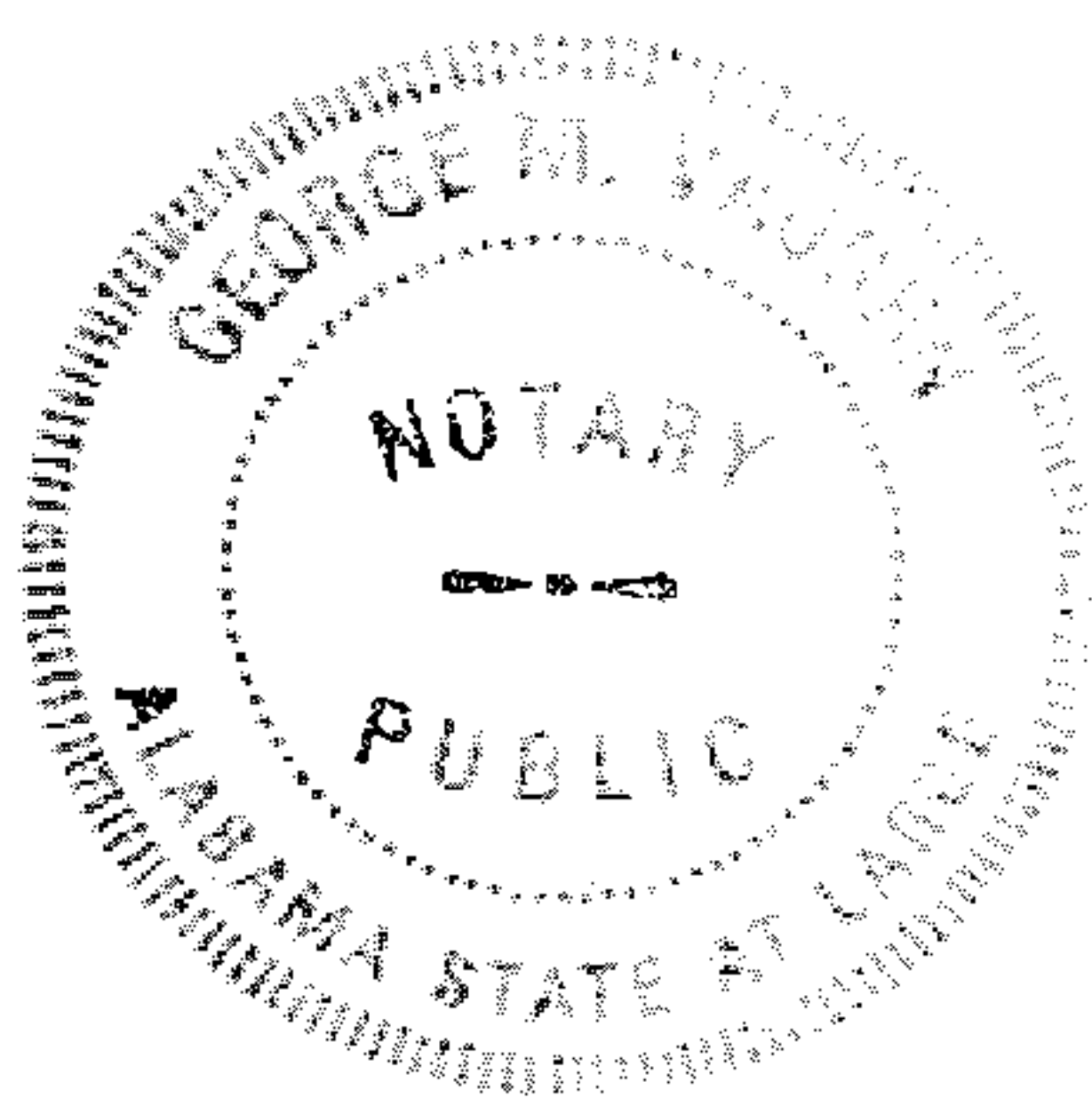
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LANEYL OWENS, whose name as Manager of VANN OWENS, LLC, an Alabama limited liability company, 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 conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 15th day of MARCH, 2018.

[Signature]
Notary Public

My Commission Expires: 9/18/2021



Real Estate Sales Validation Form

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

Grantor's Name Vann Owens LLC
Mailing Address c/o George Vaughn
300 Cahaba P.O. Box 12540
Birmingham AL 35244

Grantee's Name BN, LLC
Mailing Address P.O. Box 1227
Leeds, AL 35097

Property Address 37394 Hwy 255
Harpersville AL 35078

Date of Sale 3/15/2018
Total Purchase Price \$ 400,000
or
Actual Value \$

20180319000088620 03/19/2018 08:20:03 AM DEEDS 2/2 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 3/15/2018 Print George Vaughn
☐ Unattested ☐ (verified by) Sign [Signature]
(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
03/19/2018 08:20:03 AM
\$418.00 CHERRY
20180319000088620

[Signature]