

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Harvey Square, LLC
3183 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

20180402000108180
04/02/2018 01:11:48 PM
DEEDS 1/4

Know All Men by These Presents: That in consideration of **Six Hundred Thousand and no/100 Dollars (\$600,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **MARTHA S. KELLY, a married woman; MATTIE S. PICKLESIMER, a married woman; MARGARET S. BISHOP, a married woman and FRAN S. MASSEY, a married woman**, in their individual capacities and as **Co-Personal Representatives of the Estate of Connie M. Standifer, deceased, Shelby County, Alabama, Probate Case No. PR-2018-000076** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **HARVEY SQUARE, LLC**, (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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

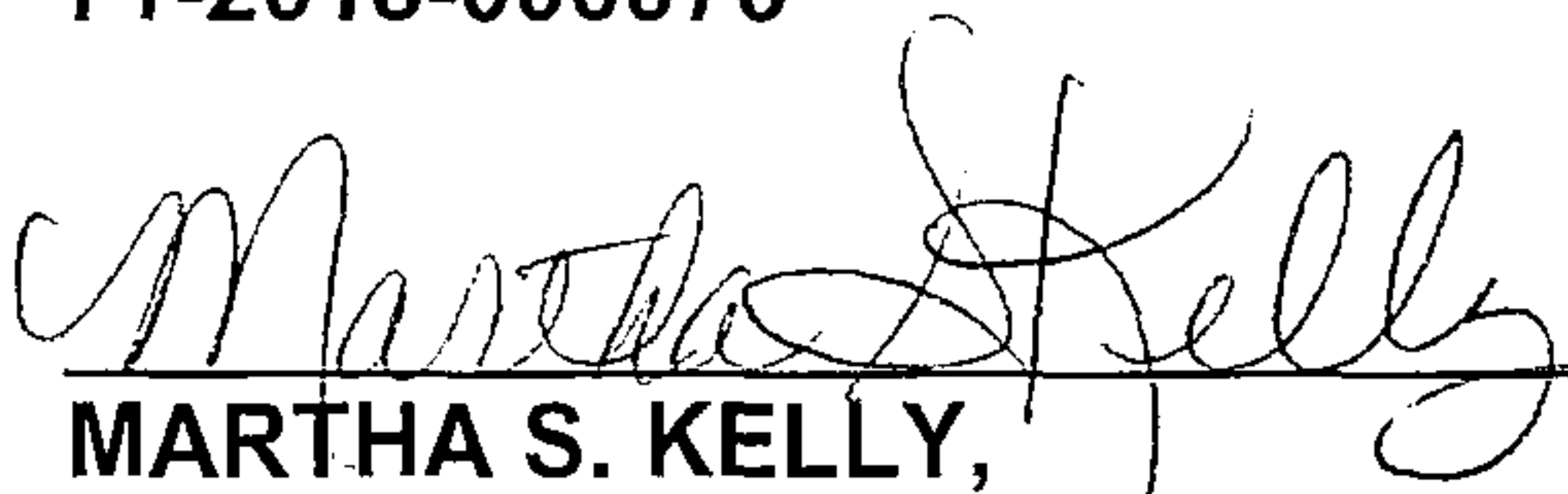
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


\$507,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

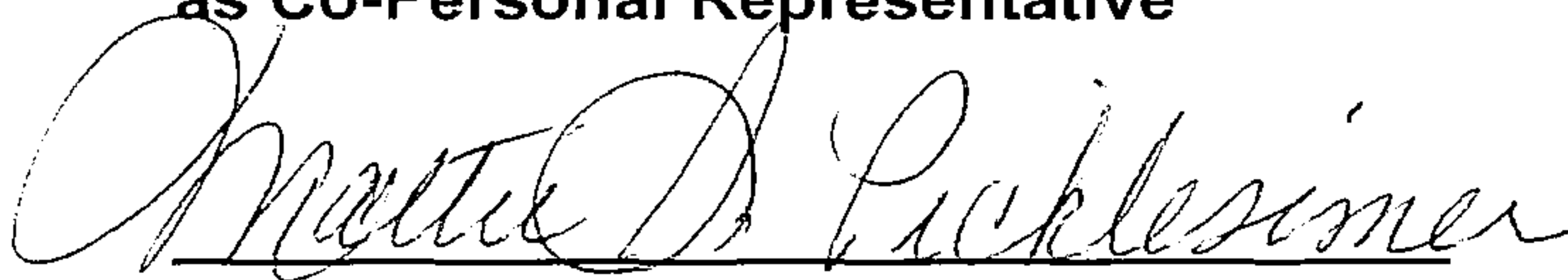
And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the undersigned Grantor, who are authorized to execute this conveyance, has hereunto set its signature and seal this 29th day of March, 2018.

The Estate of Connie M. Standifer, Deceased, Shelby County Probate Case No. Pr-2018-000076


MARTHA S. KELLY,
as Co-Personal Representative

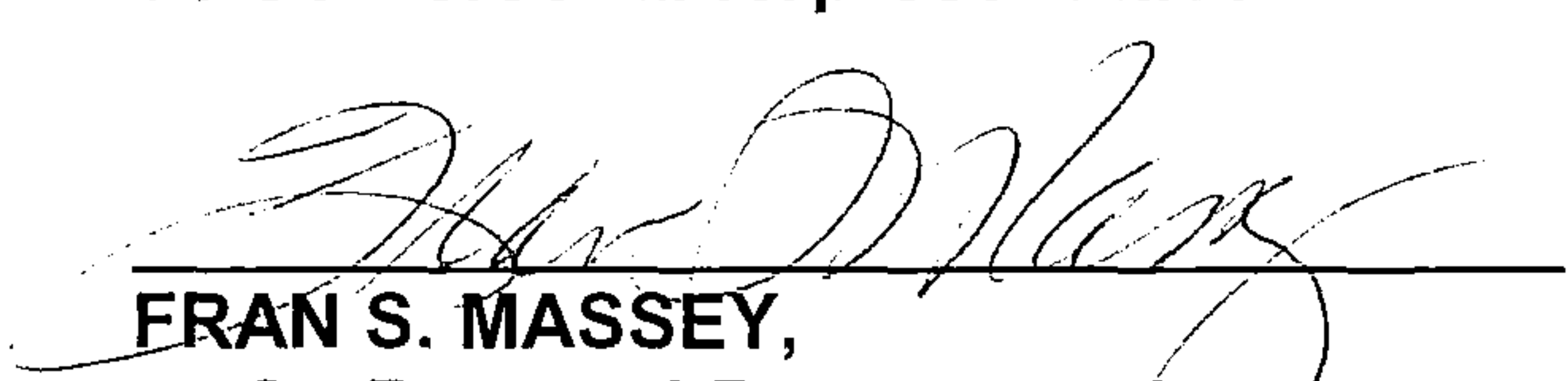

MARTHA S. KELLY,
Individually

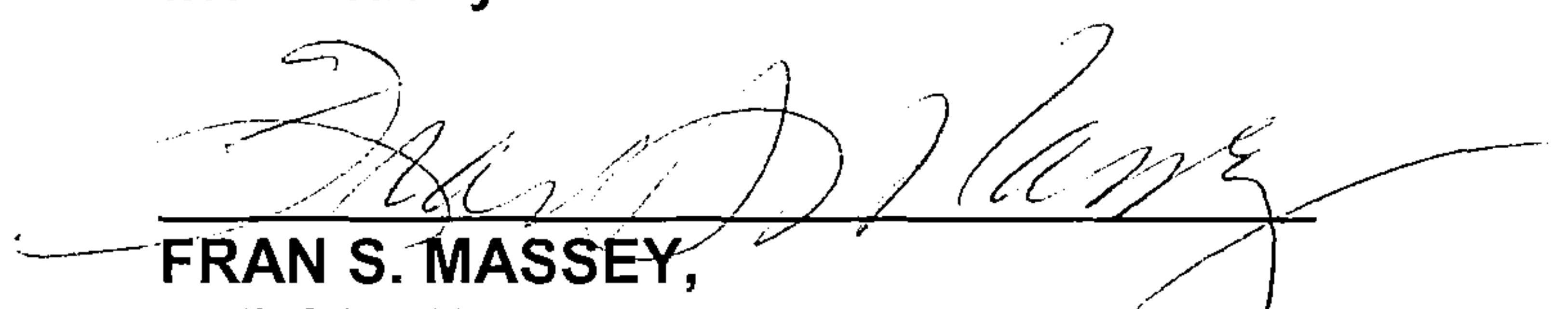

MATTIE S. PICKLESIMER,
as Co-Personal Representative


MATTIE S. PICKLESIMER,
Individually


MARGARET S. BISHOP,
as Co-Personal Representative


MARGARET S. BISHOP,
Individually


FRAN S. MASSEY,
as Co-Personal Representative


FRAN S. MASSEY,
Individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. Pr-2018-000076**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 29th day of March, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY, MATTIE S. PICKLESIMER, MARGARET S. BISHOP, and FRAN S. MASSEY**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 87 degrees 46 minutes 00 seconds East a distance of 1,669.02 feet; thence South 18 degrees 40 minutes 00 seconds West a distance of 190.46 feet; thence South 11 degrees 40 minutes West a distance of 369.40 feet; thence North 81 degrees 15 minutes 00 seconds East a distance of 27.50 feet; thence South 14 degrees 37 minute 00 seconds West a distance of 75.00 feet; thence South 81 degrees 15 minutes 00 seconds West a distance of 512.45 feet to the existing easterly right-of-way of U. S. Highway #31 said point also being a point on a curve to the right having a radius of 1,650.00 feet and a central angle of 6 degrees 55 minutes 35 seconds, said curve subtended by a chord bearing South 0 degrees 40 minutes 15 seconds East and a chord distance of 199.34 feet; thence southerly along the arc and along said existing right-of-way a distance of 199.47 feet; thence South 73 degrees 16 minutes 36 seconds East and leaving said existing right-of-way a distance of 8.07 feet to a point on the proposed easterly right-of-way of U.S. Highway #31 and to the POINT OF BEGINNING; thence South 73 degrees 16 minutes 36 seconds East and leaving said proposed right-of-way a distance of 122.45 feet; thence North 16 degrees 43 minutes 24 seconds East a distance of 163.83 feet to the southerly right-of-way of a proposed City of Pelham street; thence North 79 degrees 01 minutes 44 seconds West and along said proposed right-of-way a distance of 104.60 feet to a point of curve to the left having a radius of 250.00 feet and a central angle of 03 degrees 00 minutes 29 seconds said curve subtended by a chord bearing North 80 degrees 31 minutes 59 seconds West and a chord distance of 13.12 feet; thence Northwesterly along the arc and along said proposed right-of-way a distance of 13.12 to a point of compound curve to the left having a central angle of 96 degrees 11 minutes 34 seconds and a radius of 40.00 feet said curve subtended by a chord bearing South 49 degrees 51 minutes 00 seconds West and a chord distance of 59.54 feet; thence southwesterly along the arc and along said proposed right-of-way a distance of 67.16 feet to the intersection of said proposed right-of-way and the proposed easterly right-of-way of U.S. Highway #31; thence South 01 degrees 46 minutes 13 seconds West and leaving said proposed City of Pelham right-of-way and along said proposed Highway #31 right-of-way a distance of 104.40 feet to the POINT OF BEGINNING. Said parcel of land is located in Shelby County, Alabama.

PARCEL NO.: 13-6-24-2-001-005.000

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Estate of Connie M. Standifer
1488 Arabian Road
Columbiana, AL 35051

Grantee's Name
Mailing Address

Harvey Square, LLC
1488 Arabian Rd
Columbiana, AL 35051

Property Address

3183 Pelham Parkway
Pelham, AL 35124

Date of Sale

March 29, 2018

Total Purchase Price \$

600,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

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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

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

Print

B. CHRISTOPHER BATTLES

Sign



Unattested

(verified by)

(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
04/02/2018 01:11:48 PM
\$116.50 CHERRY
20180402000108180

