

This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051


Shelby County, AL 04/09/2018  
State of Alabama  
Deed Tax: \$1701.50

## **WARRANTY DEED**

### **STATE OF ALABAMA**

#### **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

  
20180409000118130 1/10 \$1747.50  
Shelby Cnty Judge of Probate, AL  
04/09/2018 02:37:42 PM FILED/CERT

That in consideration of One Million Seven Hundred One Thousand Three Hundred One and no/100 DOLLARS (\$1,701,301.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Albert L. Pardue, Jr., married; Richard M. Pardue, married; Elizabeth Sherman Pardue, unmarried; Stephen H. Pardue, unmarried; Stephanie Alison Pardue, unmarried; and Alison P. Hutto, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Round Too Investments, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

Subject to ad valorem property taxes for 2018 and subsequent years, railroad ROW and encroachments as shown on survey, and right of way to Shelby County for Hwy 11 as recorded in Deed Book 180, Page 584, in the Probate Office of Shelby County, Alabama, and all other easements, covenants, conditions, restrictions, reservations, and rights of way of record.

The above described property does not constitute any part of the homestead of and GRANTOR or any GRANTOR'S spouse.

The ownership interests of the individual grantors to the above described property are as follows: Elizabeth Sherman Pardue 55.628%; Albert L. Pardue, Jr. 16.888%; Richard M. Pardue 16.888%; Stephen H. Pardue 3.532%; Stephanie Alison Pardue 3.532%; and Alison P. Hutto 3.532%.

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


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

**Pardue et al. to Round Too Investments, LLC deed**

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of March, 2018.

[signatures on following pages]

  
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Shelby Cnty Judge of Probate, AL  
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**Pardue et al. to Round Too Investments, LLC deed**

  
Albert L. Pardue, Jr.


STATE OF FLORIDA  
COUNTY OF St Johns

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert L. Pardue, Jr., 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 the conveyance, he executed the same voluntarily on the day the same bears date.

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

  
Notary Public



  
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Shelby Cnty Judge of Probate, AL  
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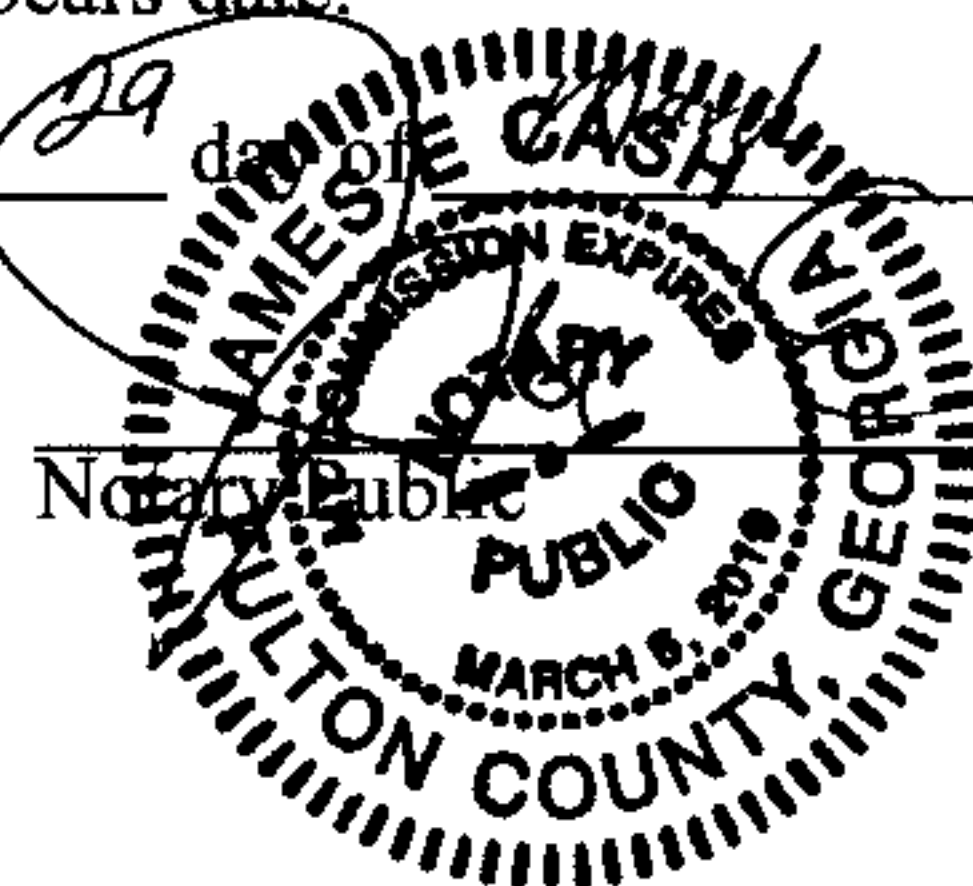
**Pardue et al. to Round Too Investments, LLC deed**

Richard M. Pardue  
Richard M. Pardue

STATE OF GEORGIA  
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard M. Pardue, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

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



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Shelby Cnty Judge of Probate: AL  
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**Pardue et al. to Round Too Investments, LLC deed**

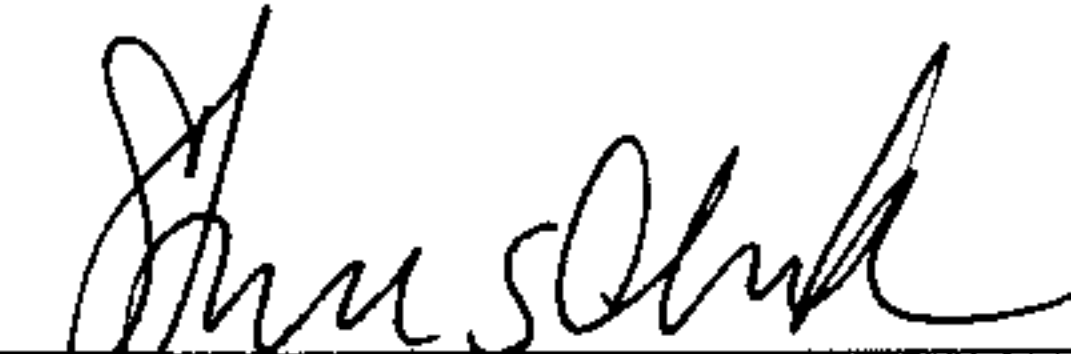
  
Elizabeth Sherman Pardue


STATE OF MISSISSIPPI  
COUNTY OF Harrison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Sherman Pardue, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

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



  
Notary Public

  
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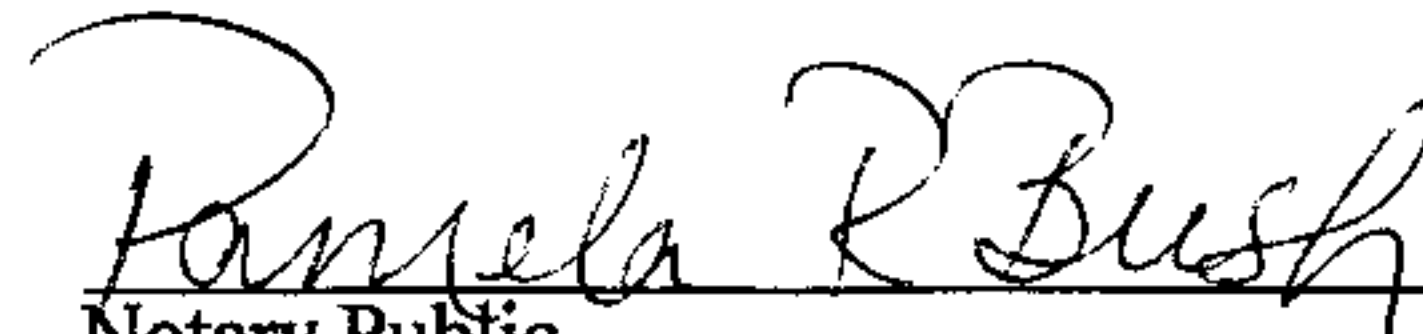
**Pardue et al. to Round Too Investments, LLC deed**

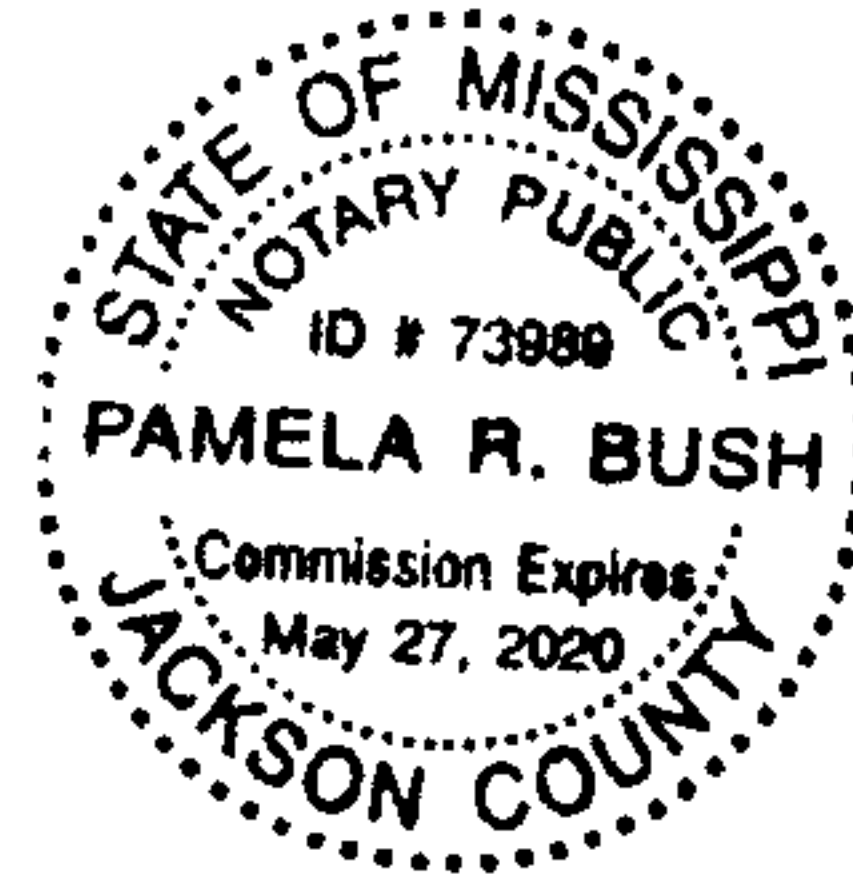
  
Stephen H. Pardue

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen H. Pardue, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2018.

  
Notary Public



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Shelby Cnty Judge of Probate, AL  
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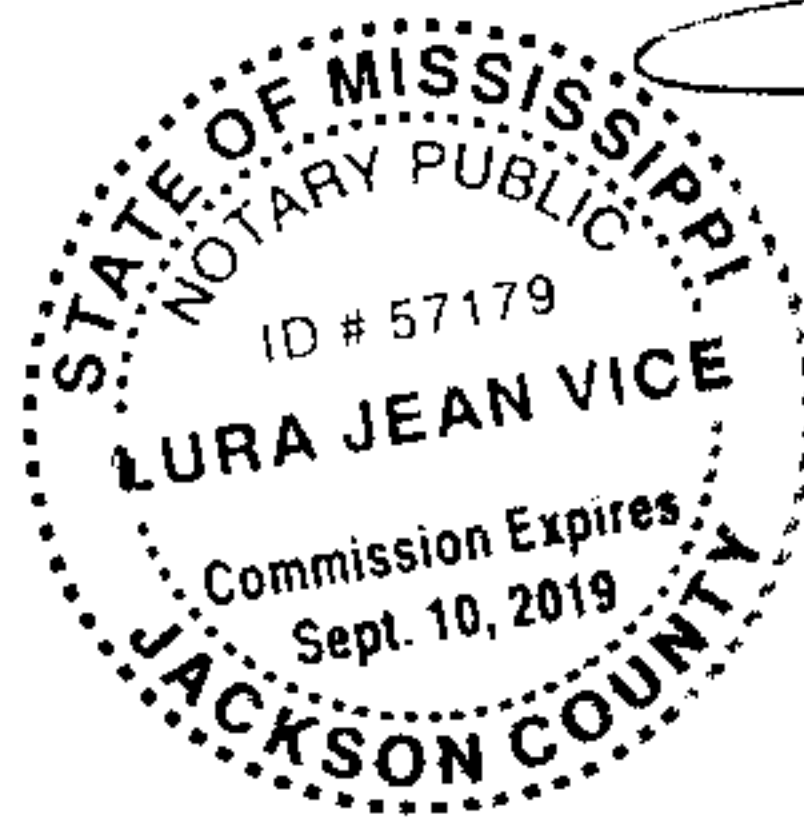
**Pardue et al. to Round Too Investments, LLC deed**

Stephanie Alison Pardue  
Stephanie Alison Pardue

STATE OF MISSISSIPPI  
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Alison Pardue, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

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



[Signature]  
Notary Public

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Shelby Cnty Judge of Probate, AL  
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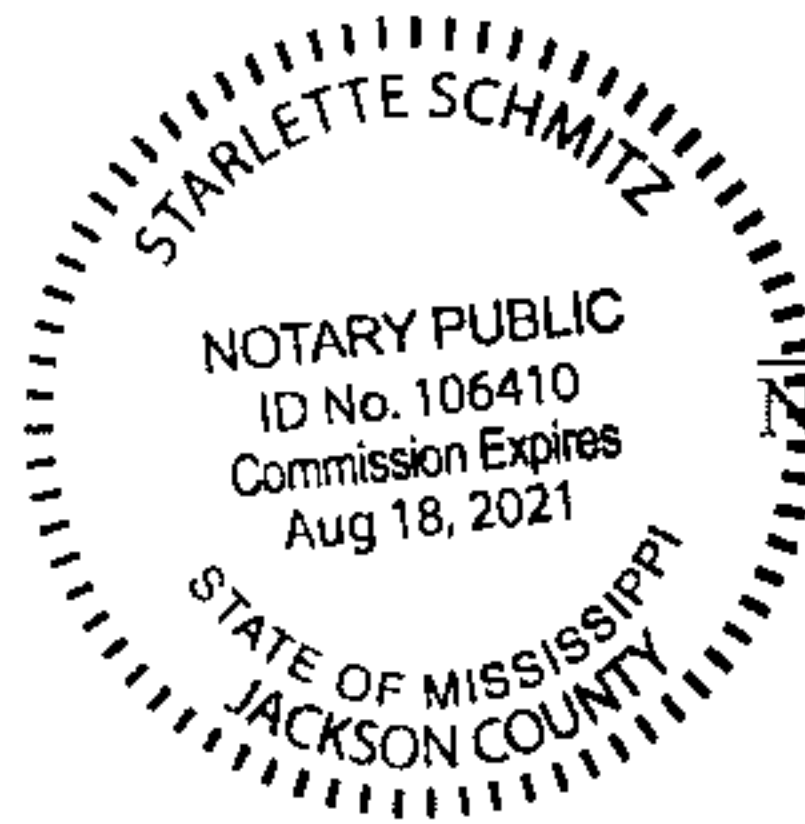
**Pardue et al. to Round Too Investments, LLC deed**

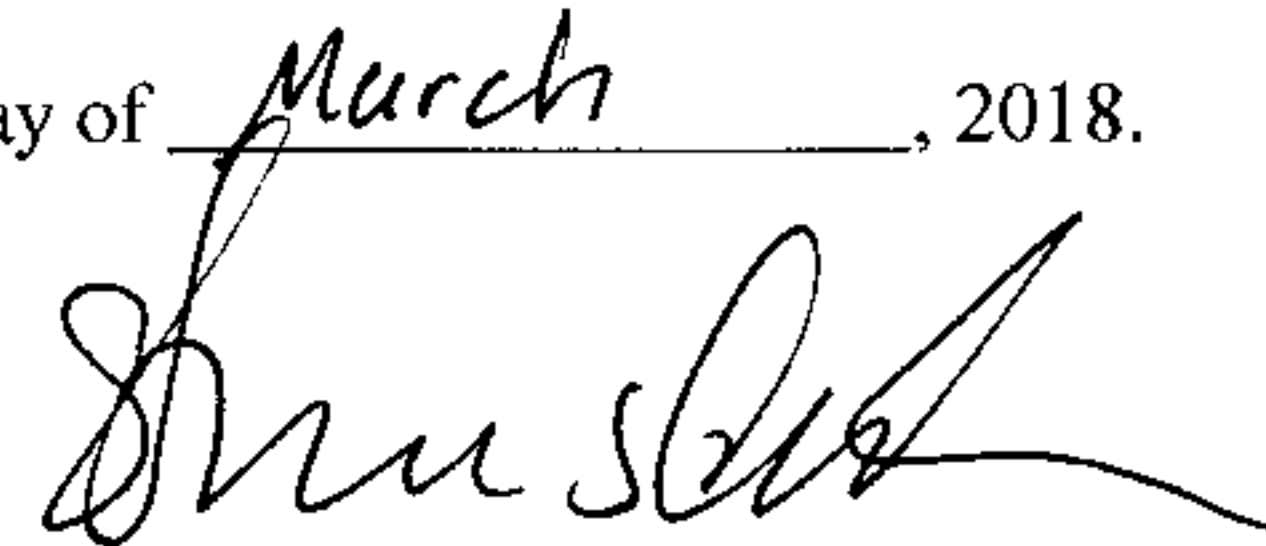
  
Alison P. Hutto


STATE OF MISSISSIPPI  
COUNTY OF Harrison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alison P. Hutto, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2018.



  
Notary Public

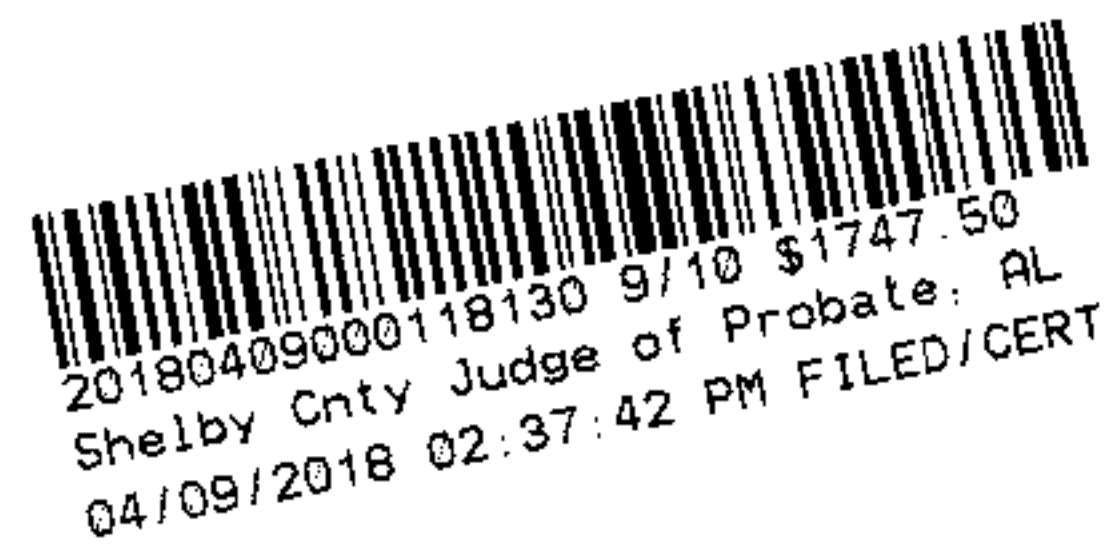
  
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**Pardue et al. to Round Too Investments, LLC deed**

**EXHIBIT A  
LEGAL DESCRIPTION**

BEGIN at a 1/2 in. rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 89° 57' 26" W a distance of 990.34 feet to a 5/8 in. rebar; thence N 89° 58' 22" W a distance of 334.11 feet to a 1/2 in. rebar at the NW corner of said 1/4-1/4 section; thence N 01° 11' 00" E a distance of 357.42 feet to a 1/2 in. rebar on the southeast right-of-way of Shelby County Highway 11; thence S 35° 34' 28" W a distance of 583.39 feet to a 5/8 in. rebar at the northern most corner of Lot 1 of Alabama Forest Products Inc. Survey as recorded in Map Book 17 Page 105 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 00° 02' 55" W leaving said right-of-way along the east line of said Lot 1 a distance of 507.44 feet to a 1/2 in. rebar at the NE corner of Lot 1A of Mcrees Subdivision Resurvey as recorded in Map Book 42 Page 107 in said County; thence S 00° 43' 43" W along the east line said Lot 1A a distance of 666.75 feet to a 1/2 in. rebar capped CARR at the SE corner of said Lot 1A and on the north line of NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of said Section 30; thence N 89° 46' 52" E along said 1/4-1/4 section lines a distance of 1173.36 feet to a 1/2 in. open pipe on the northwest right-of-way of CSX Railroad; thence N 44° 22' 00" E along said right-of-way a distance of 702.65 feet to a 1/2 in. rebar capped CARR on the east line of said 1/4-1/4 section; thence N 00° 03' 04" E leaving said right-of-way and along said 1/4-1/4 section a distance of 783.61 feet to the POINT OF BEGINNING. Said parcel of land contains 47.12 acres, more or less.



# Real Estate Sales Validation Form

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

Grantor's Name Albert L. Pardue et al.  
Mailing Address 1402 N Loop Parkway  
St. Augustine, FL 32095

Grantee's Name Round Top Investments, LLC  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Property Address  Hwy 11 Pelham, AL

Date of Sale 3-30-18  
Total Purchase Price \$ 1,701,301.00



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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)

☐ 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 3-30-18

Print William R. Justice

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1