

This Instrument was Prepared by:

Send Tax Notice To: Casey Colafrancesco

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

PO Box 381021
Birmingham, AL 35242

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Two Thousand Nine Hundred Dollars and No Cents (\$52,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Miraculous Metals Distribution, LLC**, a Michigan limited liability company, (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 **Casey Colafrancesco**, (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

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$55,050.51 \$0.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of May, 2018.

MIRACULOUS METALS DISTRIBUTION, LLC, A
MICHIGAN LIMITED LIABILITY COMPANY


By Francis E Williams
Managing Member

State of Ohio

County of Lucas

I, Anthony Calamunci, a Notary Public in and for said County in said State, hereby certify that Francis E. Williams as Managing Member of Miraculous Metals Distribution, LLC, a Michigan 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 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 7th day of May, 2018.


Notary Public, State of Ohio

My Commission Expires: June



ANTHONY J. CALAMUNCICI
Attorney at Law
Notary Public - State of Ohio
Commission Has No Expiration
Section 147.03 R.C.


20180511000161870 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
05/11/2018 09:52:03 AM FILED/CERT

Shelby County, AL 05/11/2018
State of Alabama
Deed Tax: \$53.00

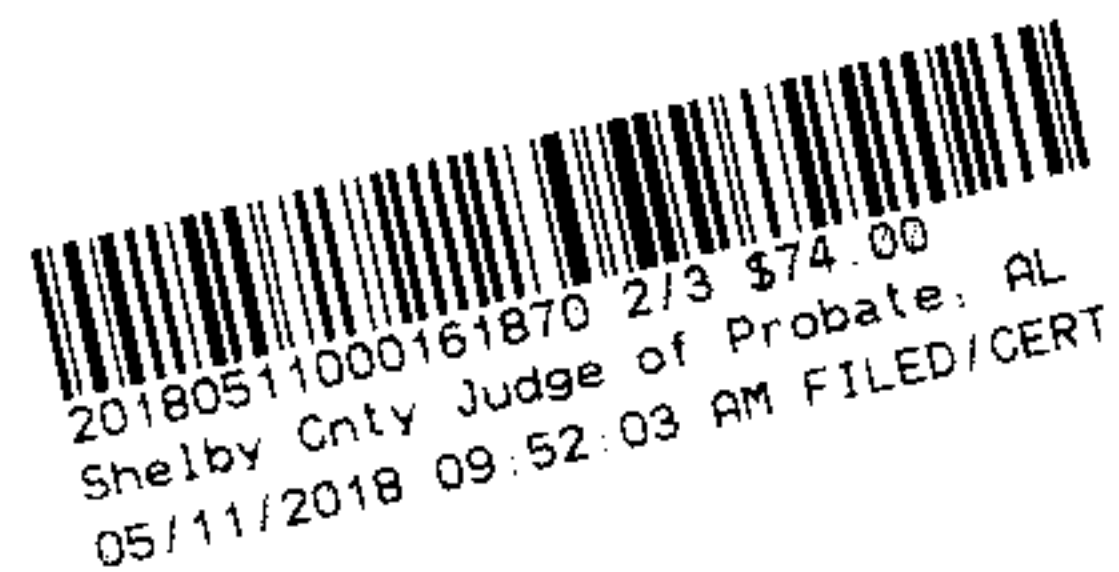
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

PARCEL III:

Commence at a 1-inch open top pipe found locally accepted to be the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15 and run South 89 degrees 11 minutes 51 seconds West along the South line of said Quarter-Quarter Section and also along the South line of the Northwest Quarter of the Southwest Quarter of said Section 15 for a distance of 2642.72 feet to a 1-inch open top pipe found locally accepted to be the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence run North 01 degrees 29 minutes 05 seconds West along the West line of said Quarter-Quarter Section for a distance of 968.54 feet to an iron pin set with SSI cap at the point of beginning; thence continue North 01 degrees 29 minutes 05 seconds West along the West line of said Quarter-Quarter for a distance of 407.50 feet to a 1-inch open top pipe found locally accepted to be the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; thence run South 89 degrees 35 minutes 04 seconds East for a distance of 1352.68 feet to an iron pin set with SSI cap; thence run North 01 degrees 22 minutes 00 seconds West for a distance of 183.27 feet to an iron pin set with SSI cap; thence run South 88 degrees 38 minutes 00 seconds East for a distance of 689.5 feet to an iron pin found with Park's cap; thence run South 00 degrees 54 minutes 34 seconds East for a distance of 191.86 feet to a 1-inch open top pipe found on the North line of the Southeast Quarter of the Northwest Quarter of said Section 15; thence run North 89 degrees 29 minutes 15 seconds East along said North line for a distance of 209.12 feet to a 1-inch open top pipe found (bent); thence run South 19 degrees 07 minutes 36 seconds East for a distance of 203.90 feet to a 1-inch open top pipe found (bent); thence run South 89 degrees 24 minutes 49 seconds West for a distance of 127.06 feet to a 1-inch open top pipe found; thence run South 01 degrees 26 minutes 38 seconds East for a distance of 194.59 feet to an iron pin found with Park's cap; thence run South 39 degrees 02 minutes 36 seconds West for a distance of 549.03 feet to a 1-inch open top pipe found; thence run South 51 degrees 30 minutes 24 seconds East for a distance of 260.00 feet to an iron pin set with SSI cap; thence run North 39 degrees 02 minutes 36 seconds East for a distance of 335.21 feet to an iron pin set with SSI cap; thence run North 40 degrees 18 minutes 36 seconds East for a distance of 208.62 feet to an iron pin set with SSI cap; thence run North 46 degrees 37 minutes 36 seconds East for a distance of 45.02 feet to a 1-inch open top pipe found (bent); thence run South 00 degrees 39 minutes 43 seconds East for a distance of 127.65 feet to an iron pin set with SSI cap on the Northwest right of way line of Shelby County Highway #43 (Bear Creek Road); thence run South 40 degrees 33 minutes 19 seconds West along said Northwest right of way line for a distance of 842.50 feet to an iron pin set with SSI cap; thence run North 44 degrees 18 minutes 59 seconds West for a distance of 1222.44 feet to an iron pin set with SSI cap; thence run South 89 degrees 35 minutes 04 seconds West for a distance of 1020.48 feet to the point of beginning.

According to survey of Carl Daniel Moore, RLS #12159, dated September 26, 2016.



Real Estate Sales Validation Form

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

Grantor's Name Miraculous Metals Distribution, LLC,
a Michigan limited liability company
Mailing Address 2111 Packard Rd Ste D
Ann Arbor MI 48104

Property Address 0 Hwy 43
Sterrett, AL 35147

Grantee's Name Casey Colafrancesco
P O Box 381021
Mailing Address Birmingham, AL 35242

Date of Sale May 07, 2018
Total Purchase Price \$52,900.00
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)

☐ 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 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 May 08, 2018

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20180511000161870 3/3 \$74.00
Shelby Cnty Judge of Probate, AL
05/11/2018 09:52:03 AM FILED/GERT

Form RT-1