

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(2050 987-2211

PLEASE SEND TAX NOTICE TO:
SNASHFIN PROPERTIES, LLC
110 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20180608000203600 1/3 \$523.50
Shelby Cnty Judge of Probate: AL
06/08/2018 01:59:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,600,000.00)** to the undersigned GRANTOR, **CAMPS, INC, an Alabama Corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SNASHFIN PROPERTIES, LLC, an Alabama Limited Liability Company**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot C-2, according to the Survey of Cahaba Valley Park North as recorded in Map Book 13 page 140 A and B in the Probate Office of Shelby County, Alabama.

An easement for sign, said easement being 5.00 feet wide and 20.00 feet long and more particularly described as:

Commence at the Southeast corner of said parcel described above and run Southwesterly along the Southerly line of same and along the Northerly line of that parcel described in Deed Book 163 page 742, in the Probate Office of Shelby County, Alabama, for 200.00 feet to the Northwest corner of said parcel described in said Deed Book 163 page 742 in said Probate Office; thence 90 degrees 00 minutes left and run Southeasterly along the Westerly line of said parcel for 180.00 feet to the point of beginning; thence continue Southeasterly along the same course for 20.00 feet to a point on the Northerly right of way line of Alabama Highway 119; thence 90 degrees 00 minutes right and run Southwesterly along said right of way line for 5.00 feet; thence 90 degrees 00 minutes right and run Northwesterly for 20.00 feet; thence 90 degrees 00 minutes right and run Northeasterly for 5.00 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2018, which are a lien but not yet due and payable until October 1, 2018.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 268 page 140 and Book 290 page 386 in the Probate Office.
3. Restrictions, limitations, conditions and other provisions as set out in Book 290 page 383 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Volume 113 page 281, Volume 101 page 521, Volume 118 page 29, Volume 101 page 520, Volume 145 page 378 and Real Book 5 page 159 in the Probate Office.
5. A 3 foot easement(s) along the Westerly side of lot as shown on recorded Map Book 13 page 140 A and B in the Probate Office.
6. A 15 foot easement(s) along the Southerly and Easterly sides of lot as shown on recorded Map Book 13 page 140 A and B in the Probate Office.
7. Easement(s) to Alabama Power Company as shown and recorded in Book 333 page 209 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Volume 5 page 706 in the Probate Office.

Shelby County, AL 06/08/2018
State of Alabama
Deed Tax: \$502.50

9. Rights of others in and to the use of easement as set out hereinabove.

\$2,097,500.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even dated and filed simultaneously herewith.

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

AND SAID GRANTOR does for itself and for its successors and assigns, covenant with the 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 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **PRESIDENT, ANIL H. PATEL**, who is authorized to execute this conveyance, has hereto set its signature and seal this 1ST day of JUNE, 2018.

CAMPS, INC


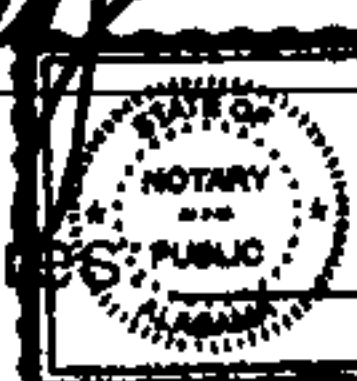
BY: _____
AS: **PRESIDENT**



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **ANIL H. PATEL**, whose name as **PRESIDENT** of **CAMPS, INC, an Alabama Corporation**, 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, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 1ST day of JUNE, 2018.


NOTARY PUBLIC
My Commission Expires _____
 **FOSTER D. KEY**
My Commission Expires
July 13, 2021

Grantor's Name:
CAMPS, INC
Mailing Address:
110 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124


Grantee's name:
SNASHFIN PROPERTIES, LLC
Mailing Address:
110 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124

Property Address:
110 Cahaba Valley Parkway
Pelham, AL 35124

Date of Sale: JUNE 1ST, 2018
Total Purchase Price: \$2,600,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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