

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Alabaster Water Board
213 First Street North
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **ONE MILLION AND NO/100-----DOLLARS (\$1,000,000.00)**, to the undersigned grantor, **WESTERN REI, LLC**, an Alabama Limited Liability Company, in hand paid by **ALABASTER WATER BOARD**, the receipt of which is hereby acknowledged, the said **WESTERN REI, LLC**, an Alabama Limited Liability Company, does by these presents, grant, bargain, sell and convey unto the said **ALABASTER WATER BOARD** the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

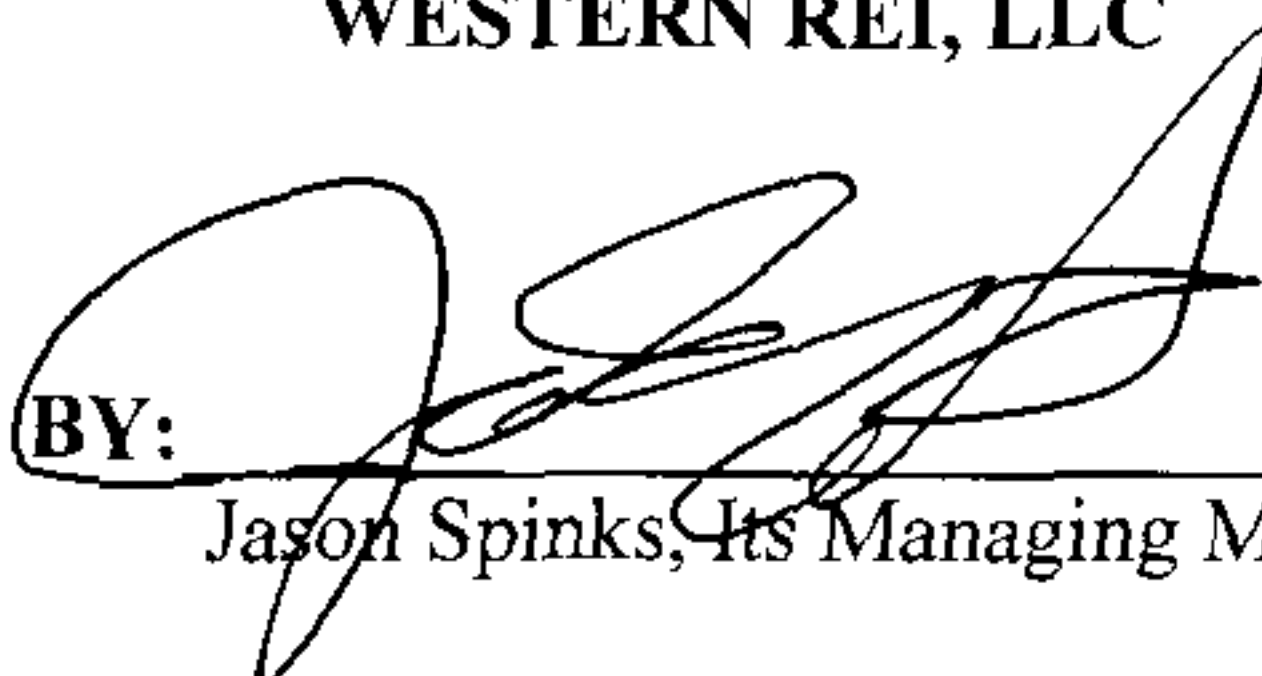
Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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 **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Western REI, LLC**, an Alabama Limited Liability Company by its Managing Member, Jason Spinks, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 2018.

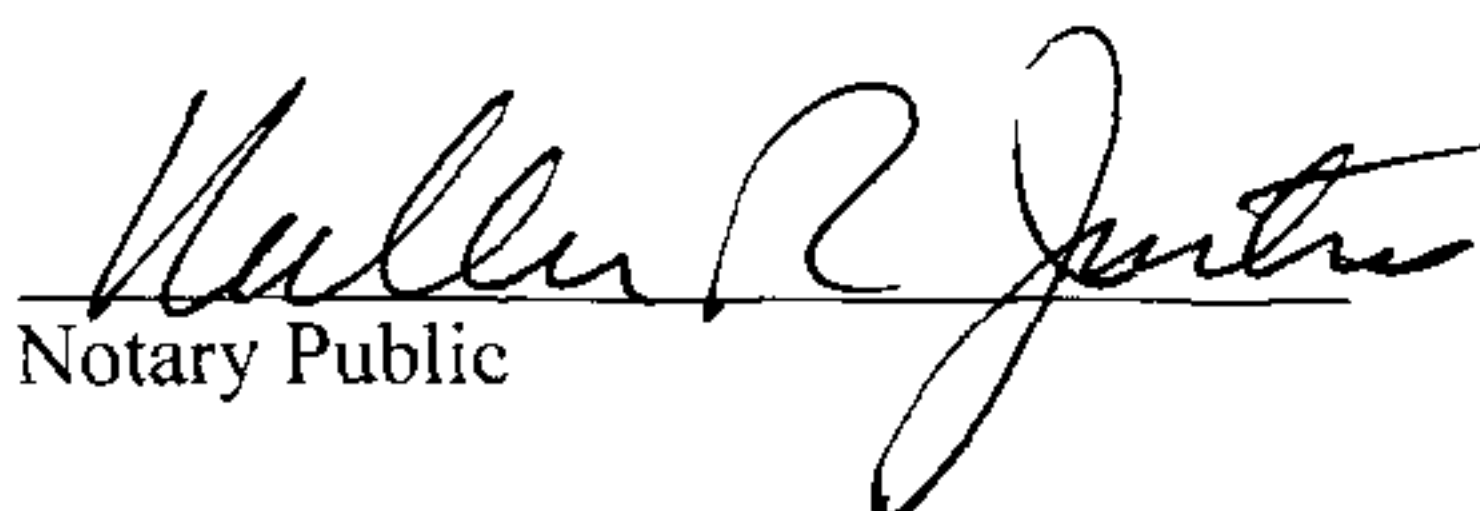
WESTERN REI, LLC

BY: 
Jason Spinks, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Spinks, whose as Managing Member of Western REI, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 31st day of May, 2018.


Notary Public

My Commission Expires: 9-11-19



20180614000211180 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/14/2018 01:01:02 PM FILED/CERT



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 8, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, according to the Map of Kent Farms Commercial Complex, located in the S 1/2 of Section 14 and the N 1/2 of Section 11, Township 21 South, Range 3 West, as recorded in Map Book 40, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a portion of the common area lying between Lots 19 and 20, and a portion of the common area lying between Lots 20 and 22, as shown on the Map of Kent Farms Commercial Complex, located in the S 1/2 of Section 14 and the N 1/2 of Section 11, Township 21 South, Range 3 West, as recorded in Map Book 40, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama, to be determined by survey.


Common Area - Retention Pond #1

Commence at a 1/2" rebar in place being the Northeast corner of the Northwest one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 03°06'16" East along the East boundary of the Southeast one-fourth of the Southwest one-fourth of Section 11, Township 21 South, Range 3 West for a distance of 544.0 feet; thence proceed North 89°29'00" West for a distance of 345.59 feet; thence proceed North 64°41'21" West for a distance of 180.95 feet to the point of beginning. From this beginning point continue North 64°41'21" West for a distance of 75.80 feet to a 5/8" rebar in place; thence proceed South 25°28'08" West for a distance of 210.79 feet to a 5/8" rebar in place; thence proceed South 64°30'08" West for a distance of 78.60 feet; thence proceed North 34°13'28" East for a distance of 154.45 feet; thence proceed North 00°31'00" East for a distance of 64.09 feet to the point of beginning.

The above described land is located in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.

Common Area - Retention Pond #2 Commence at a 1/2" rebar in place being the Northeast corner of the Northwest one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 89°00'57" West along the South boundary of the Southeast one-fourth of the Southwest one-fourth of Section 11, Township 21 South, Range 3 West for a distance of 356.09 feet to the point of beginning. From this beginning point proceed North 89°03'21" West along the South boundary of said Southeast one-fourth of the Southwest one-fourth of said Section 11 for a distance of 222.66 feet to a capped rebar in place. thence proceed North 25°28'53" East for a distance of 194.95 feet to a capped rebar in place; thence proceed South 71°06'28" East for a distance of 8.05 feet; thence proceed North 25°35'27" East for a distance of 116.19 feet to a capped rebar in place (Beacon); thence proceed South 75°07'22" East for a distance of 112.83 feet; thence proceed South 00°00' East for a distance of 54.71 feet; thence proceed South 55°41'58" West for a distance of 70.60 feet; thence proceed South 13°15'15" West for a distance of 89.18 feet; thence proceed South 60°18'12" East for a distance of 66.62 feet; thence proceed South 16°25'44" West for a distance of 63.88 feet to the point of beginning.

The above described land is located in the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama.


20180614000211180 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/14/2018 01:01:02 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Western REI, LLC
 Mailing Address 3350 Davey Allison Blvd
Hueytown, AL 35023

Grantee's Name: Alabaster Water Board
 Mailing Address: 213 First Street North
Alabaster, AL 35007

Property Address: _____
Alabaster, AL

Date of Sale 5-31-18
 Total Purchase Price \$ 1,000,000.00
 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
☒ 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 5-31-18

Sign [Signature] Managing Member
 (Grantor/Grantee/Owner/Agent) circle one
 Print BASON E. SPINKS

☐ Unattested

 (Verified by)

Form RT-1

