

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

SENT TAX NOTICE TO:
Mid South Retirement Services, LLC
90 Harold Miles Park Road
Boyce, LA 71409

CORPORATION FORM WARRANTY DEED

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

That in consideration of Two Hundred Sixty Thousand and no/100
Dollars (\$260,000.00), to the undersigned grantor, **M. Y. Buckenmayer Timberland Investments, LLC**, an Alabama limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Mid South Retirement Services, LLC FBO John W. Webb IRA undivided interest 45% and Cheryl C. Webb IRA undivided interest 55%** (herein referred to as GRANTEEES), the following real estate, situated in **CLAY** 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.

This instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

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, we have hereunto set our hand and seal this 26th day of June 2018.

M.Y. BUCKENMAYER TIMBERLAND INVESTMENTS, LLC

Oakworth Capital Bank as a Co-Trustee
of the Virginia G. Yates Part E Trust FBO
Margaret Y. Buckenmayer & Descendants

By: [Signature]
John Steiner, Managing Director

Oakworth Capital Bank as a Co-Trustee
of the Hugh Kaul GST Trust FBO Margaret Y.
Buckenmayer & Descendants

By: [Signature]
John Steiner, Managing Director

Andrew K. Jorgensen, as a Co-Trustee
of the Virginia G. Yates Part E Trust FBO
Margaret Y. Buckenmayer & Descendants

Andrew K. Jorgensen, as a Co-Trustee
of the Hugh Kaul GST Trust FBO Margaret Y.
Buckenmayer & Descendants

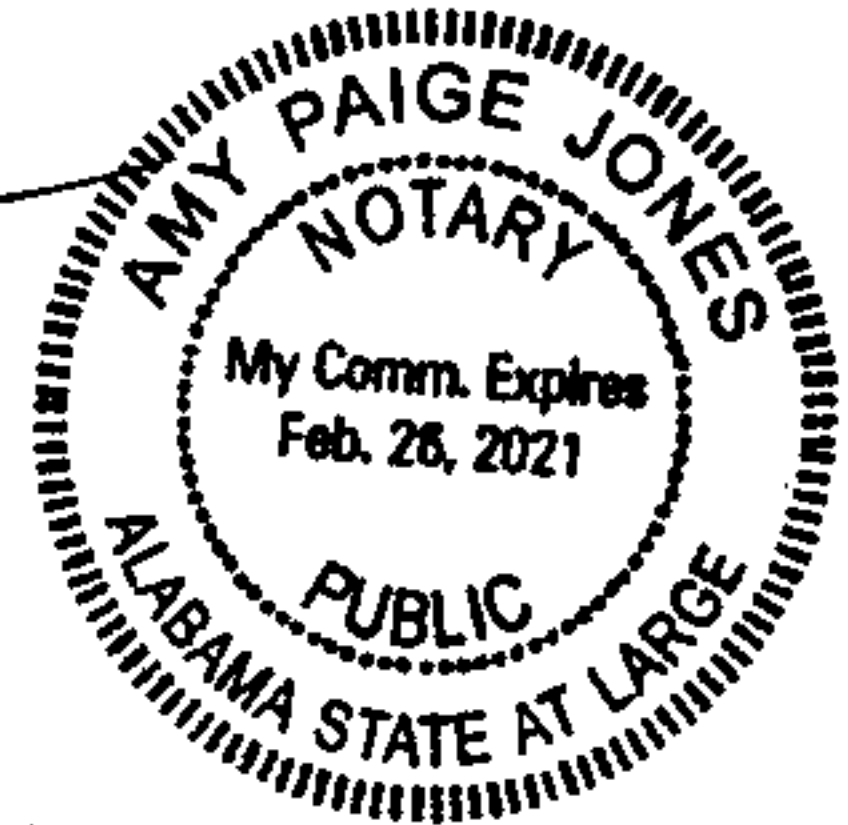
STATE OF Alabama
COUNTY OF Autauga

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Steiner, as Managing Director of OAKWORTH CAPITAL BANK as a Co-Trustee of the Virginia G. Yates Part E Trust FBO Margaret Y. Buckenmayer & Descendants and a Co-Trustee of the Hugh Kaul GST Trust FBO Margaret Y. Buckenmayer & Descendants, 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, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of June, 2018.

Amy Paige Jones
Notary Public
My Commission Expires: _____



STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ANDREW JORGENSEN, as a Co-Trustee of the Virginia G. Yates Part E Trust FBO Margaret Y. Buckenmayer & Descendants and a Co-Trustee of the Hugh Kaul GST Trust FBO Margaret Y. Buckenmayer & Descendants, 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, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the ____ day of _____, 2018.

Notary Public
My Commission Expires: _____



20180706000241070 2/4 \$155.00
Shelby Cnty Judge of Probate, AL
07/06/2018 02:27:18 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The S 1/2 of NW 1/4 (South half of Northwest Quarter) and the E 1/2 of SW 1/4 (East half of Southwest Quarter), Section 10, Township 22 South, Range 5 East, Clay County, Alabama.

Together with a perpetual, non-exclusive easement for access, ingress and egress over and across a road commonly known as Reems Road to and from Bull Gap Road.

Seller reserves perpetual, non-exclusive easement along existing road through the north 80 acres of subject property. Purchaser will be permitted to erect a gate at the intersection of the easement/roadway and new property line. Purchaser will permit seller to install their own lock onto said gate.


20180706000241070 3/4 \$155.00
Shelby Cnty Judge of Probate, AL
07/06/2018 02:27:18 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 : M. Y. Buckenmayer Timberland Investments, LLC c/o Oakworth Capital Bank
Mailing Address 7480 HalcyonPointe, Ste 101
Montgomery, AL 36117

Grantee's Name: Mid South Retirement Services LLC fbo John W. Webb IRA and Cheryl C. Webb IRA
Mailing Address: 90 Harold Miles Park Road
Boyce, LA 71409

Property Address: Parcel ID#25-02-10-0-000-001.000
Clay County, Alabama

Date of Sale _____
Total Purchase Price \$ 260,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

(broken down into 2 deeds due to Grantors being in different areas)

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

6/26/2018

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print

John E Steiner

Unattested

(Verified by)

Form RT-1



20180706000241070 4/4 \$155.00
Shelby Cnty Judge of Probate, AL
07/06/2018 02:27:18 PM FILED/CERT