

This Instrument was Prepared by:

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

Send Tax Notice To: Gonzalez Properties, LLC
3031 Pelham Parkway
Pelham, AL 35124

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **KMP Enterprises, LLC, an Alabama 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 **Gonzalez Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 5, in Block 1, according to the Survey of Pelham Estates, as recorded in Map Book 3, Page 57, in the Probate Office of Shelby County, Alabama. Excepting right of way of a 4-lane, Birmingham-Montgomery Highway. Situated in Shelby County, Alabama.

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.

\$500,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

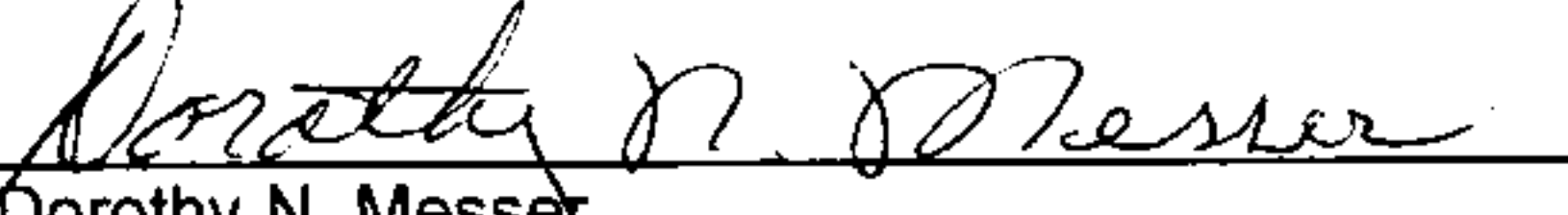
TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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 members, who are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of July, 2018.


20180709000243810 1/2 \$68.00
Shelby Cnty Judge of Probate: AL
07/09/2018 03:59:39 PM FILED/CERT

KMP ENTERPRISES, LLC, AN ALABAMA LIMITED
LIABILITY COMPANY


Dorothy N. Messer
Managing Member

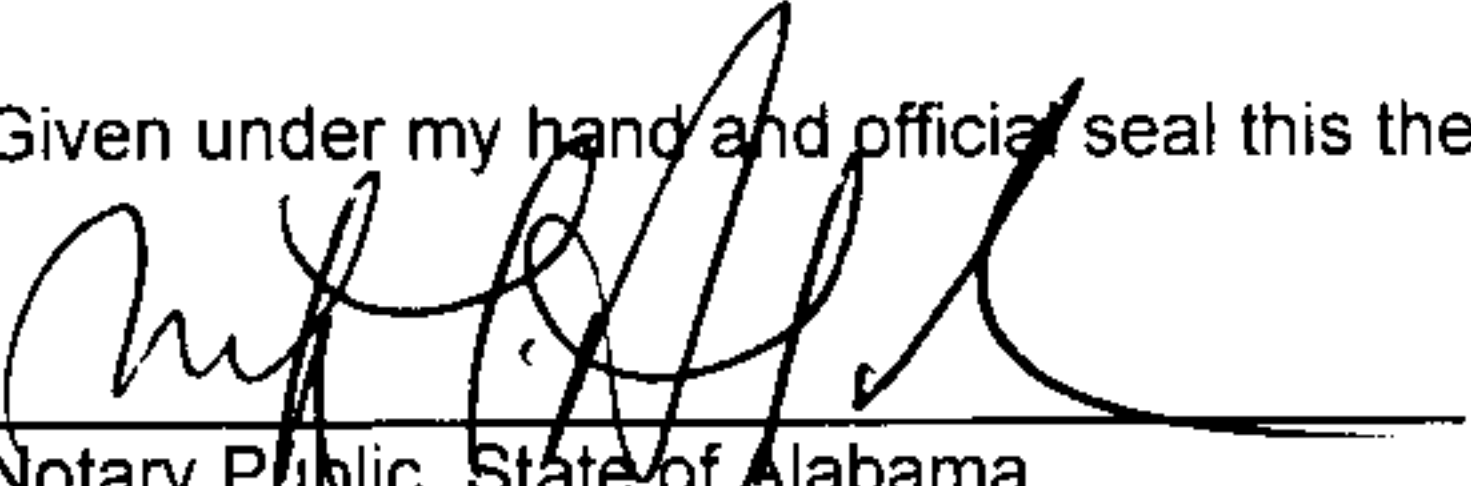
State of Alabama

County of Shelby

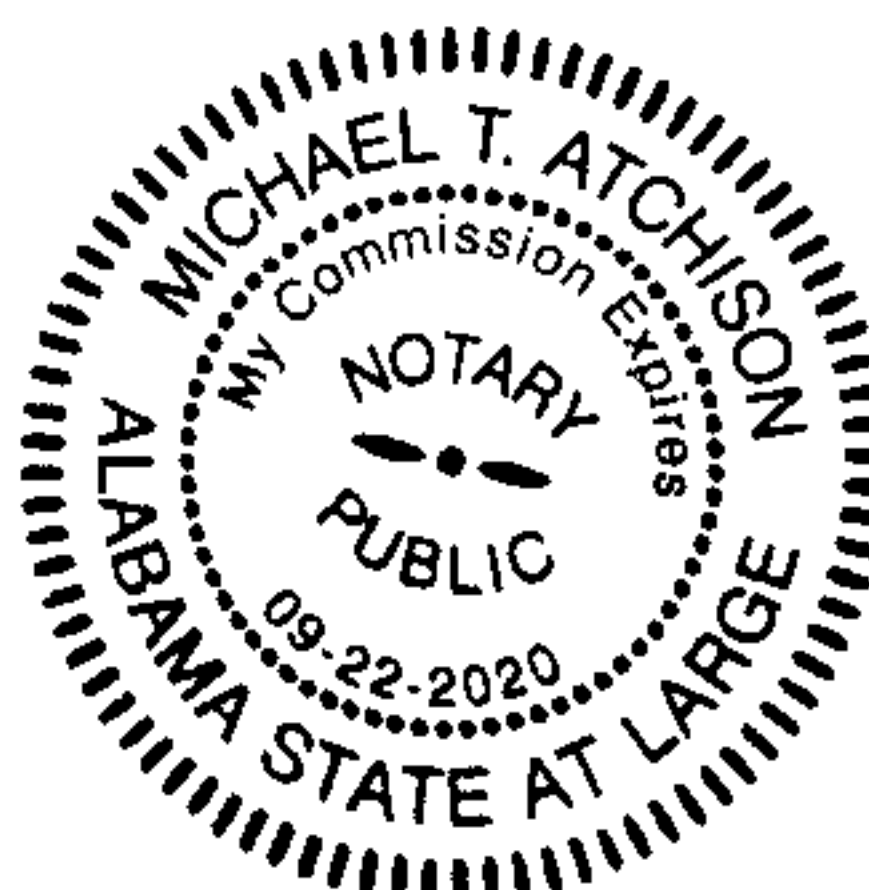
Shelby County, AL 07/09/2018
State of Alabama
Deed Tax: \$50.00

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Dorothy N. Messer as Managing Member of KMP Enterprises, LLC, an Alabama limited liability company whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance they as such officers and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2018.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 22, 2020



Real Estate Sales Validation Form

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

Grantor's Name KMP Enterprises
Mailing Address 4245 Co Rd 43
Clanton AL 35045

Grantee's Name Gonzalez Properties
Mailing Address 3031 Pelham Pkwy
Pelham AL 35124

Property Address 3031 Pelham Pkwy
Pelham

Date of Sale 7-2-18
Total Purchase Price \$ 550,000.00
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


20180709000243810 2/2 \$68.00
Shelby Cnty Judge of Probate, AL
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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 _____

Print Mike T. Atchison

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1