

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC.
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
Bennic Properties, LLC
2621 Cherokee Road
Mountain Brook, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

20180719000256850
07/19/2018 09:24:15 AM
DEEDS 1/3

TITLE NOT EXAMINED BY PREPARER

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00) and other good and valuable consideration**, to the undersigned GRANTOR in hand paid by GRANTEES the receipt whereof is hereby acknowledged, **GARY GAGNE AND WIFE, SUSAN GAGNE, whose address is 15855 Highway 42, Shelby, Alabama 35143** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **BENNIC PROPERTIES, LLC, whose address is, 2621 Cherokee Road, Mountain Brook, Alabama 35216**, (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, the address of which is **15855 Highway 42, Shelby, Alabama 35143**; to-wit:

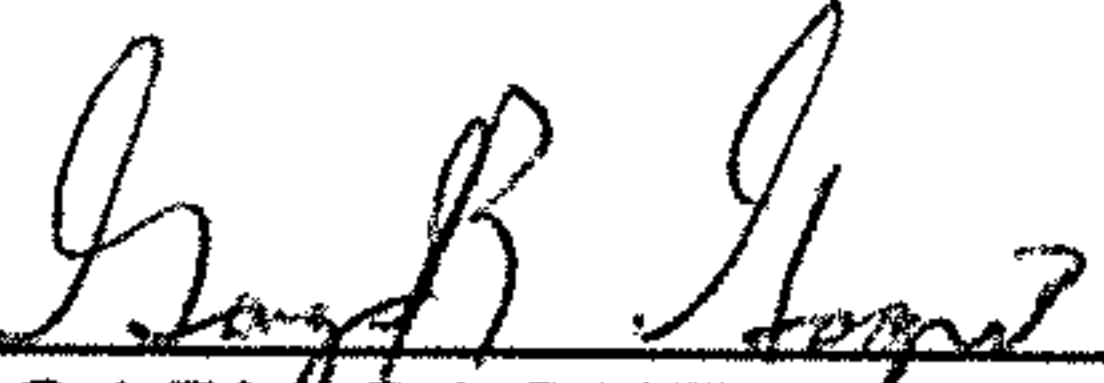
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes for the year 2018 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25th day of May, 2018.


_____(SEAL)
GARY GAGNE


_____(SEAL)
SUSAN GAGNE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary Gagne and Susan Gagne, 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 conveyance, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of May, 2018.



NOTARY PUBLIC
My Commission Expires: 11/3/2020

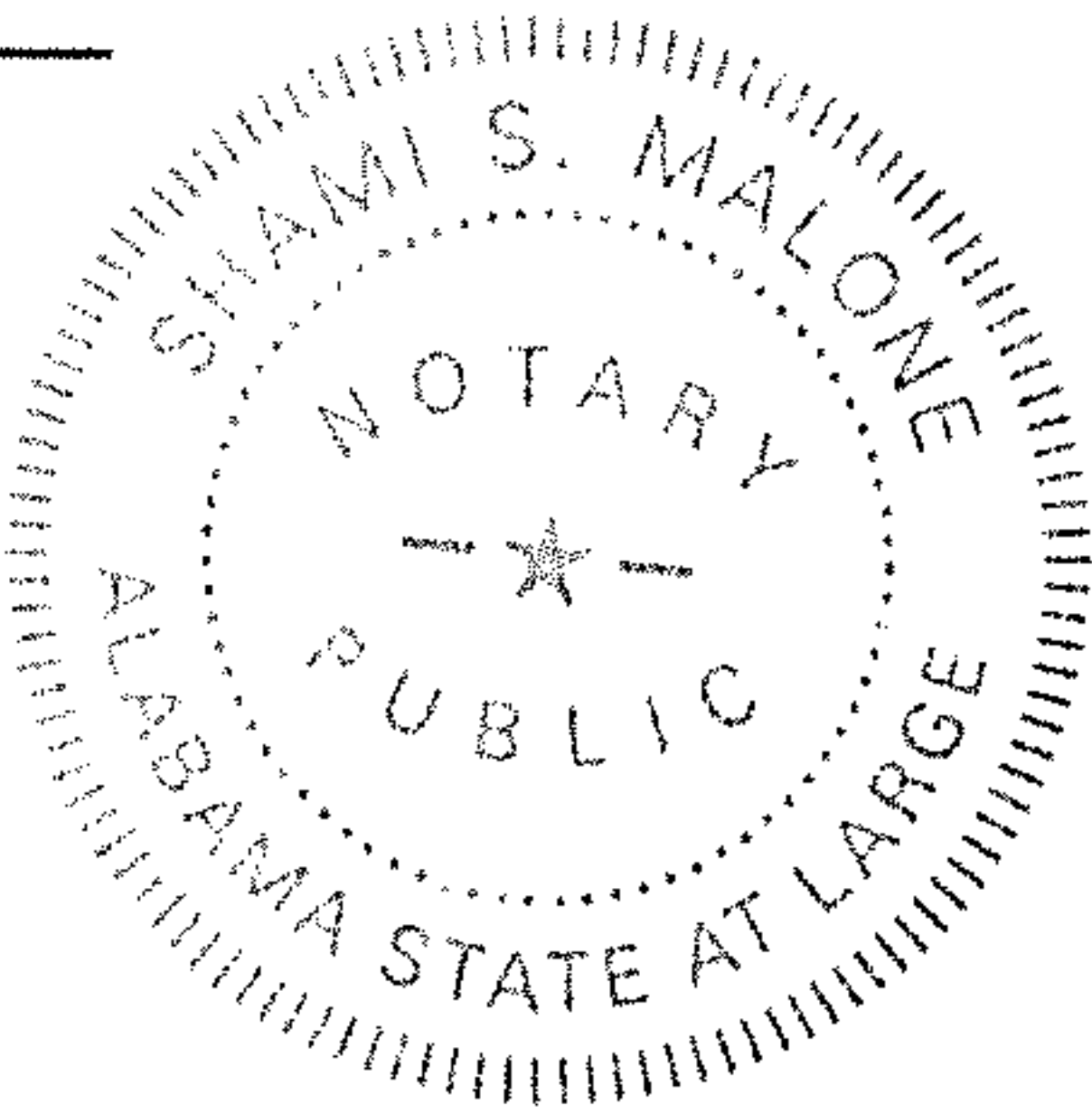


EXHIBIT "A"

20180719000256850 07/19/2018 09:24:15 AM DEEDS 2/3

BEGIN AT THE NORTHEAST CORNER OF FRACTION "C" OF FRACTIONAL SECTION 23, TOWNSHIP 22 SOUTH, RANGE 1 EAST, HUNTSVILLE PRINCIPAL MERIDIAN, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID FRACTION, A DISTANCE OF 229.70 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #42; THENCE TURN AN ANGLE OF 139 DEGREES 16 MINUTES 37 SECONDS TO THE RIGHT AND RUN ALONG SAID R/W LINE, A DISTANCE OF 297.70 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE CONTINUE IN THE SAME DIRECTION, ALONG THE NORTHEAST R/W LINE OF SAID HIGHWAY, A DISTANCE OF 552.84 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 38 MINUTES 08 SECONDS TO THE RIGHT, AND RUN A DISTANCE OF 480.23 FEET; THENCE TURN AN ANGLE OF 21 DEGREES 00 MINUTES 29 SECONDS TO THE RIGHT, AND RUN A DISTANCE OF 80.34 FEET, TO THE EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE TURN AN ANGLE OF 81 DEGREES 13 MINUTES 37 SECONDS TO THE RIGHT AND RUN SOUTH ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 327.71 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 19 MINUTES 13 SECONDS TO THE LEFT AND RUN A DISTANCE OF 50.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 19 MINUTES 13 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 185.00 FEET TO THE SOUTH LINE OF SAID SECTION 14, THENCE TURN AN ANGLE OF 89 DEGREES 40 MINUTES 47 SECONDS TO THE RIGHT AND RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING. SITUATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 14, AND FRACTION "C" OF FRACTIONAL SECTION 23, TOWNSHIP 22 SOUTH, RANGE 1 EAST, HUNTSVILLE, MERIDIAN, SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name: Gary & Susan Gagne
Mailing Address: 15855 Highway 42
Shelby, AL 35143

Grantee's Name: Bennic Properties, LLC
2621 Cherokee Rd.
Mountain Brook, AL 35216

Property Address: 15855 Highway 42
Shelby, AL 35143

Date of Sale: 5/25/2018
Total Purchase Price \$93,100.00

or

Actual Value \$ _____

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

☐ Sale 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 the 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 of 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: 5/25/2018

Print: Gary & Susan Gagne

Unattested
(verified by)

Sign Gary B. Gagne Susan Gagne
(Grantor/Grantee/Owner/Agent) Circle one Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2018 09:24:15 AM
\$114.50 CHERRY
20180719000256850

[Signature]