

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-18-24812

Send Tax Notice To: Knox Properties, LLC

Ac. Box 9008  
Montgomery AL 36108

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Two Hundred Six Thousand Four Hundred Ninety Five Dollars and No Cents (\$1,206,495.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **W.S. Quinn Enterprises, Inc., an Alabama Corporation**, (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 **Knox 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 3A, according to the Resurvey of Lots 2 & 3, Amended Map of Ingram Subdivision, as recorded in Map Book 31, Page 61, in the Probate Office of Shelby County, Alabama.

Lot 4, according to the Amended Map of Ingram Subdivision, as recorded in Map Book 27, Page 38, in the Probate Office of Shelby County, Alabama.

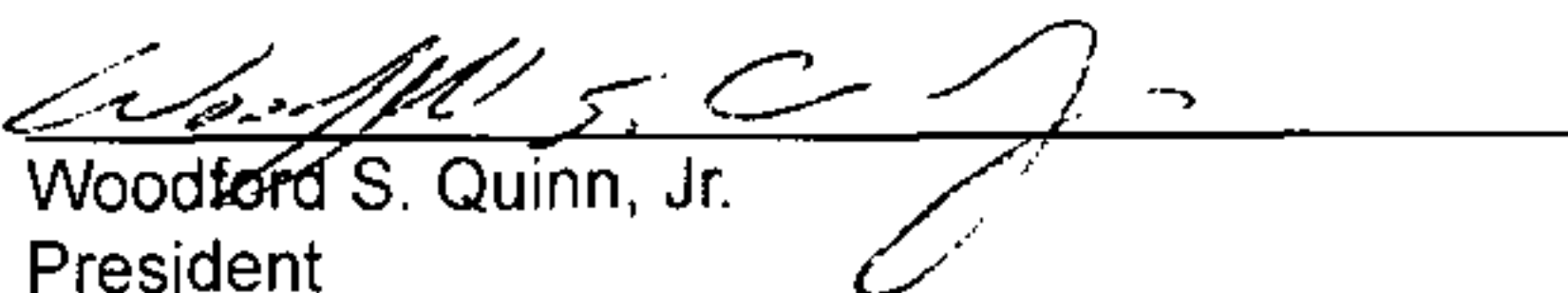
**\$956,495.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July, 2018.

W.S. QUINN ENTERPRISES, INC.

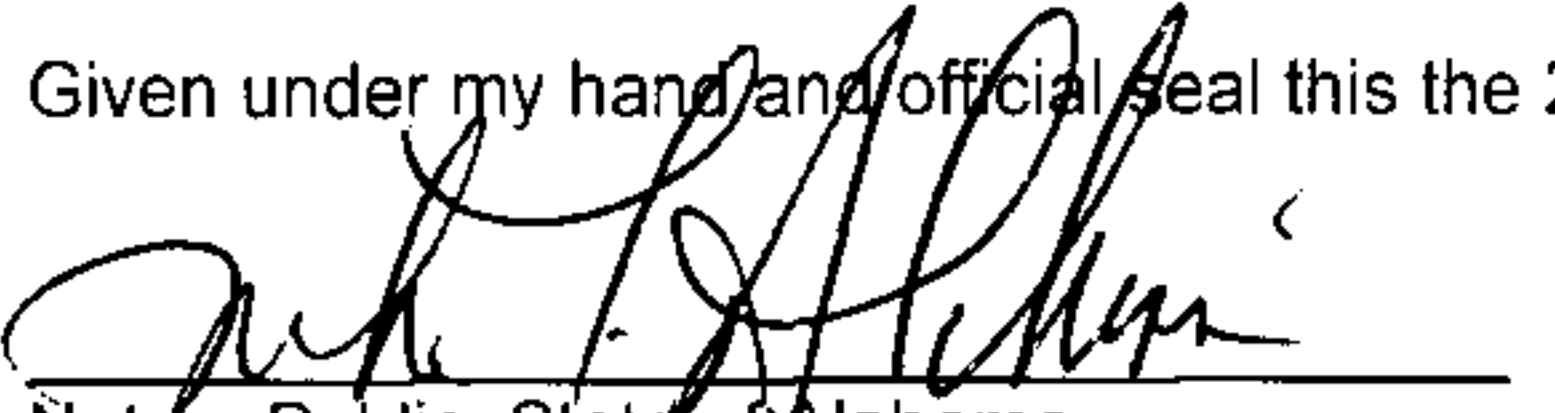
  
Woodford S. Quinn, Jr.  
President

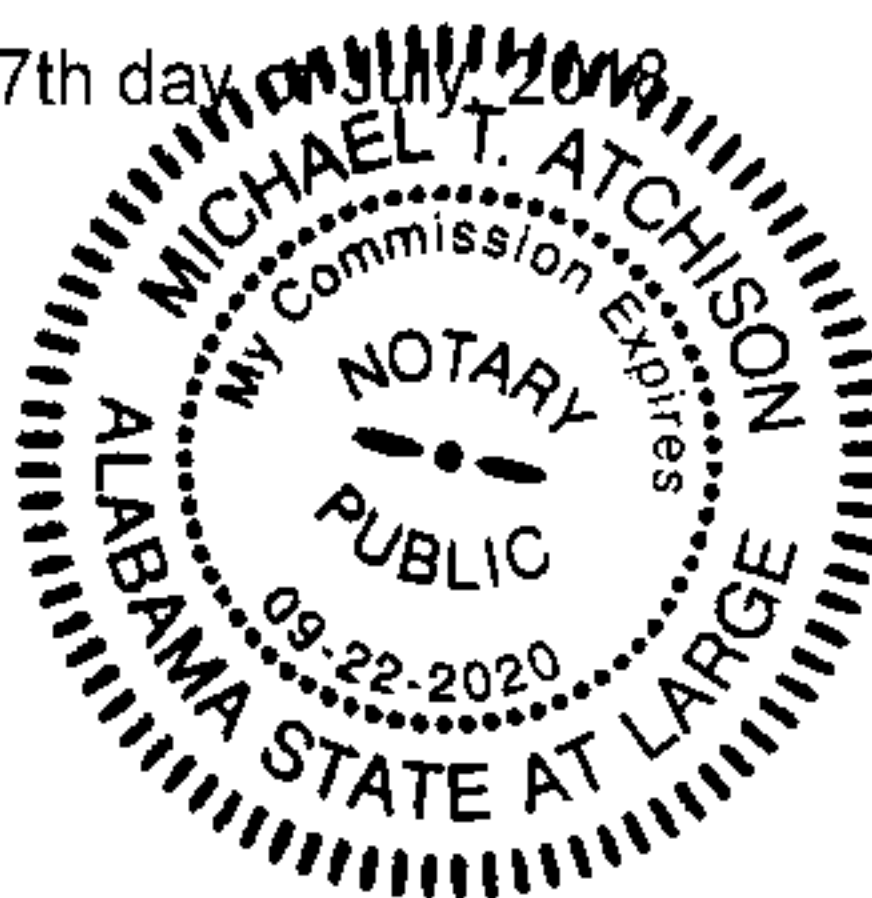
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Woodford S. Quinn, Jr. and President of W.S. Quinn Enterprises, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 2018.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



  
20180730000270820 1/2 \$268.00  
Shelby Cnty Judge of Probate, AL  
07/30/2018 01:21:04 PM FILED/CERT

Shelby County: AL 07/30/2018  
State of Alabama  
Deed Tax: \$250.00

## Real Estate Sales Validation Form

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

Grantor's Name W.S. Quinn Enterprises, Inc.  
Mailing Address P.O Box 85  
Saginaw, AL 35137

Grantee's Name Knox Properties, LLC  
Mailing Address P.O. Box 9008  
Montgomery AL 36108

Property Address 2264 Highway 87  
Alabaster, AL 35007

Date of Sale 7/27/2018  
Total Purchase Price \$1,206,495.00  
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 of 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 July 26, 2018

Print W.S. Quinn Enterprises, Inc.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180730000270820 2/2 \$268.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1