

Send Tax Notice To:
Montevallo MC, LLC
2131 Magnolia Avenue
Birmingham, AL 35205

This instrument prepared by:
Brett Thompson
Cory Watson, PC
2131 Magnolia Avenue
Birmingham, Alabama 35205
(205) 328-2200

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration to **BFS Properties, LLC**, an Alabama limited liability company organized and existing under the laws of the State of Alabama (the "Grantor"), in hand paid by **Montevallo MC, LLC**, a limited liability company organized and existing under the laws of the State of Alabama, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto, **Montevallo MC, LLC** (the "Grantee") certain real property (the "Property"), situated in the City of Montevallo, County of Shelby, State of Alabama, to wit:


See attached Exhibit "A" for a legal description of the property, which is incorporated herein for all purposes.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

The subject property of this conveyance is conveyed in "as is" condition and seller's warranty is limited to warranty of title.

TO HAVE AND HOLD unto the said Grantee, his, her, or their assigns forever.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its hand and seal, this the 14th day of September 2018.


20180919000336560 1/4 \$349.00
Shelby Cnty Judge of Probate, AL
09/19/2018 02:41:08 PM FILED/CERT

Shelby County, AL 09/19/2018
State of Alabama
Deed Tax: \$325.00

GRANTOR:

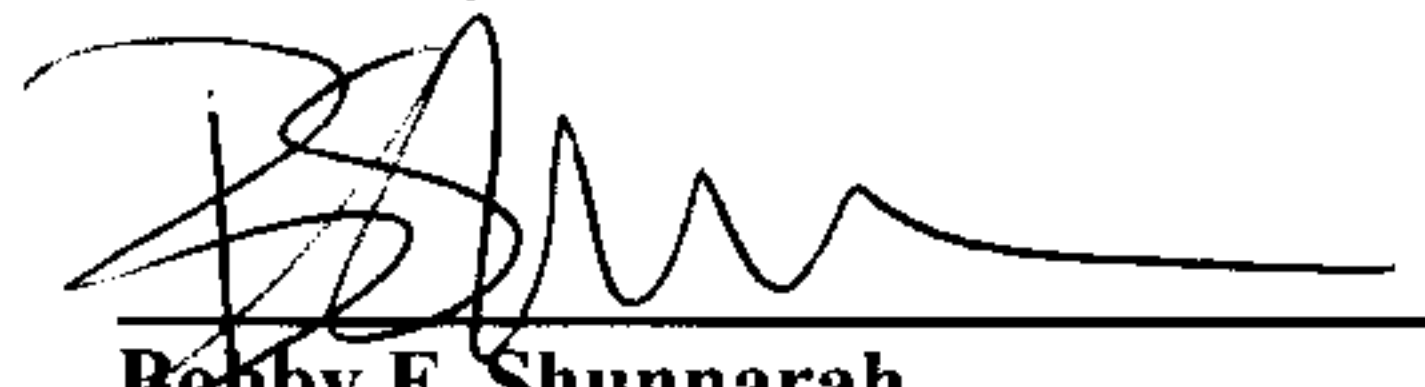

Bobby F. Shunnarah
BFS Properties, LLC, Manager

Exhibit A


Legal Description

A portion of the NE 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 3 West more particularly described as follows:

Begin at the NE corner of the E 1/2 of the W 1/2 of Section 21, Township 22 South, Range 3 West and run Southerly along the East side of the said E 1/2 for 3203.04 feet, then turn an angle of 90°00' to the right and run Westerly for 28.34 feet to a point on the West ROW of State Highway No. 119 (said point is also on the SE 60 foot ROW of Valley Street) this being the Point of Beginning; then turn an angle of 38°41'38" to the left and run Southwesterly along the SE ROW of Valley Street for 271.08 feet to the NE ROW (60 feet) of Wadsworth Street, then turn an angle of 90°00' to the left and run Southeasterly along the NE ROW of Wadsworth Street for 180.67 feet to a point on a curved portion of the West ROW of State Highway 119, said curve having a radius of 537.99 feet and being concave Northwesterly, then run Northeasterly along the said ROW through a central angle of 35°14'52" for 339.96 feet back to the point of beginning.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.


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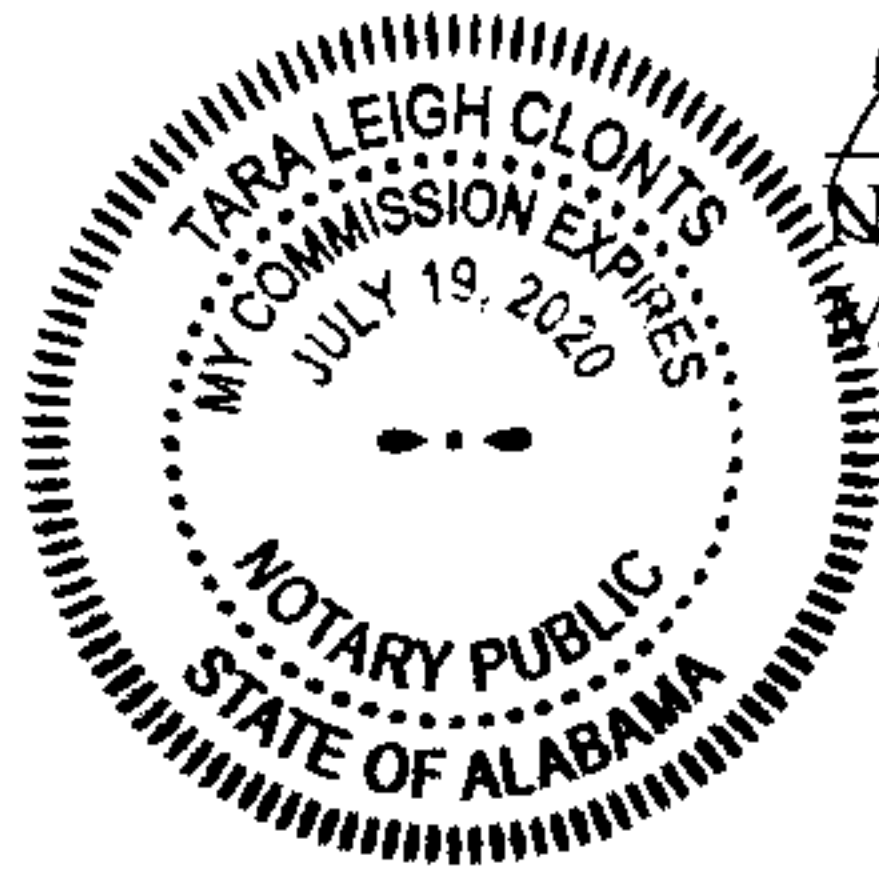
STATE OF ALABAMA

COUNTY OF JEFFERSON

)
)
)

I, the undersigned, a notary public in and for said County in said State, hereby certify that Bobby F. Shunnarah, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on this day the same bears date.

GIVEN under my hand and official seal this the 14th day of September 2018.



Tara Leigh Clontz
Notary Public
My Commission Expires: July 19, 2020



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Real Estate Sales Validation Form

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

Grantor's Name BFS PROPERTIES, LLC
Mailing Address 711 Wadsworth Street
Montevallo, AL 35115

Grantee's Name MONTEVALLO MC, LLC
Mailing Address 2131 Magnolia Avenue
Birmingham, AL 35205

Property Address 1411 Ashville Road
Montevallo, AL 35115

Date of Sale 9-14-18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 325,600

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 9/19/2018

Print Brett Thompson

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

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Form RT-1