

Parcel I.D. #:

Send Tax Notice To: 78 Investments, L.L.C.
715 1st Avenue West
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20180928000348250 1/5 \$28.00
Shelby Cnty Judge of Probate: AL
09/28/2018 03:50:55 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Two Hundred Fifty Thousand Dollars and 00/100 (\$250,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Shirey Holdings, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **78 Investments, L.L.C., a duly authorized Alabama limited liability company**, hereinafter known as the GRANTEE;

Part of Lot 398 according to Dare's Map of Calera, more particularly described as follows: Commence at a point on Section line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet North of the Southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the Southern Railroad right-of-way, as now located; Thence Northeast in said right-of-way a distance of 2798.18 feet to a point in the West line of Montgomery Avenue at Calera, Alabama, 55.55 feet North of the South line of said right-of-way of the Southern Railroad; Thence South along the said West line of Montgomery Avenue at Calera, Alabama, a distance of 231 feet to the Point of Beginning of the property hereby conveyed; Thence turning an angle of 89 degrees 17 min. to the right, go 133 feet, more or less, to an alley; Thence South along said Alley 25 feet, to the Southwest corner of said Lot 398; Thence Easterly 133 feet to a point in the West line of Montgomery Avenue, which point is 24.6 feet Southerly of the Point of Beginning of the property hereby conveyed; Thence North along the West line of Montgomery Avenue, 24.6 feet to the Point of Beginning; said lot or parcel of land is located in the Southeast Quarter of Northwest Quarter (SE 1/4 of NW 1/4) of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, and is the same property as was conveyed to Maude Adams Cooper, Julius Gardner Cooper, Alice Josephine Petty and Elizabeth Fyfe by deed dated August 5, 1946, and recorded in Deed Book 126, Page 220 in the Probate Office of Shelby County, Alabama.

The Southeast corner of the property above described is also located by metes and bounds as follows: Begin at the Northwest corner of the Central State Bank Building on the Easterly said of Montgomery Avenue and run Thence south along the easterly line of said avenue

150.9 feet; Thence turning an angle to the right 90 degrees run Westerly across Montgomery Avenue a distance of 80 feet to the Southeast corner of the property hereinabove described. Situated in Shelby County, Alabama.

Also, the EASEMENT granted to L.G. Martin by Fannie Stein on November 20, 1929, for use of the part wall located along the Northerly line of said above property, as mentioned in an agreement between said parties, shown of record in Volume 65 of Deeds, at a Page 598 in the Probate Office of Shelby County, Alabama.

Lot 399 and the north half of Lot 400, according to Dare's Survey of Calera, Alabama, said lots of having a frontage of 75 feet on Montgomery Avenue and extending back 133 feet to an alley; situated in Shelby County, Alabama.

Commence at a point on the west side of 12th street, sometimes heretofore known as Montgomery Avenue or Street 180.9 feet; South of the center of the Southern Railway which point is within 24.5 feet of the northeast corner of Lot 399 according to Dare's Map of the Town of Calera, Alabama, and which point is the center of a brick wall and the Point of Beginning; Thence South 89 degrees West, along the center of said wall and an extension thereof 133 feet to the east line of an alley; Thence north 1 degree West, along said alley 24 feet and 1 inch; Thence north 89 degrees east, to the center of a brick wall and thence along the center of said wall a distance of 133 feet to the west line of 12th Street; Thence South along the West line of said street 24 feet and 1 inch to the Point of Beginning; being situated in the Town of Calera, Shelby County, Alabama.

Subject to an EASEMENT for a drain pipe described in deed from I. Mayer and wife to Julius B. Cooper dated April 25, 1930, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 93, Page 62.

LESS & EXCEPT the following described property, to wit: Part of the City of Calera, more particularly described as follows: Commence at a point on the line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet north of the southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the CSX Railroad right-of-way, as now located; Thence northeast in said right-of-way a distance of 2798.18 feet to a point in the west right-of-way line of U.S. Highway 31 (Montgomery Avenue or Street) in Calera, Alabama, 55.55 feet north of the south right-of-way line of the CSX Railroad, Thence south along the said west line of U.S. Highway 31 a distance of 255.6 feet to a point in the center of a brick wall and the Point of Beginning of the property hereby conveyed; Thence turn right and run west along and with the center of a brick wall 133 feet to an alley; Thence south along and with said alley 24.8 feet to the face of a brick wall; Thence run east along and with said face of said brick wall 133 feet to the west right-of-way line of U.S. Highway 31; Thence run north 24.8 feet along and with said west right-of-way line to the Point of Beginning; said lot or parcel of land is located in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.



20180928000348250 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/28/2018 03:50:55 PM FILED/CERT

Subject to any and all easements, rights of way and restrictions of record.

A purchase money mortgage in the amount of \$250,000.00 was recorded simultaneously herewith.

This deed was prepared without the benefit of a title search. A survey was not performed. The legal description was taken from that certain Instrument recorded as Instrument # 20160427000139280, in the Shelby County Judge of Probate's Office.

TO HAVE AND TO HOLD to the said GRANTEE, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 29 Day of Sept., 2018.


Hilton Shirey, as Manager
Shirey Holdings, L.L.C.

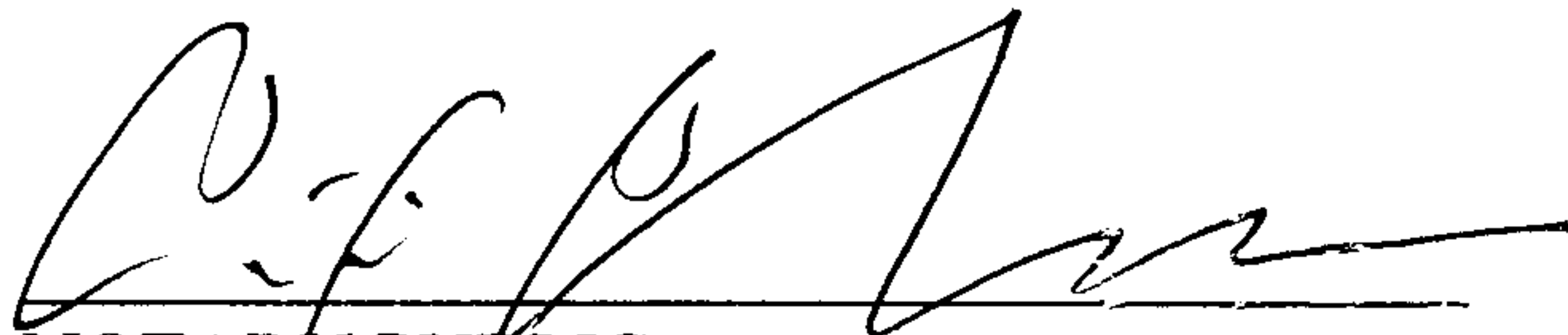

20180928000348250 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/28/2018 03:50:55 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Hilton Shirey*,

whose name is signed to the foregoing conveyance in his/her capacity as *Manager* of Shirey Holdings, L.L.C, a duly authorized Alabama limited liability company, and who is personally known to me, acknowledged before me and my official seal of office, that he/she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 27 Day of Sept., 2018.



NOTARY PUBLIC

My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



20180928000348250 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/28/2018 03:50:55 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 Shirey Holdings
Mailing Address 170 Shirey Ln
CAMERA, AL 35040

Grantee's Name 78 Investments
Mailing Address 715 1st Ave West
ALABAMA, AL 31007

Property Address 8262 & 8270 Hwy 31
CAMERA, AL 35040

Date of Sale _____
Total Purchase Price \$ 250,000.00

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

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 9/27/18

Print Hittow Shirey

Sign Hittow Shirey

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20180928000348250 5/5 \$28.00
Shelby Cnty Judge of Probate, AL

d by)

Form RT-1