

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Round Too Investments, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND ONE HUNDRED EIGHTY FIVE and 00/100 Dollars (\$122,185.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, MICKEY J. HARDY, SR., and FRANCES HARDY, husband and wife, and MICKEY J. HARDY, JR., a single individual, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto ROUND TOO INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:


Lot 24, according to Clayton's Addition to Oak Mountain Business Park, Lots 24 and 25, as recorded in Map Book 36, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

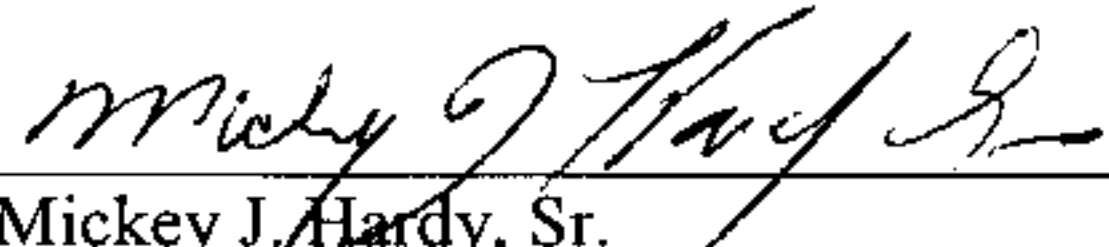
\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

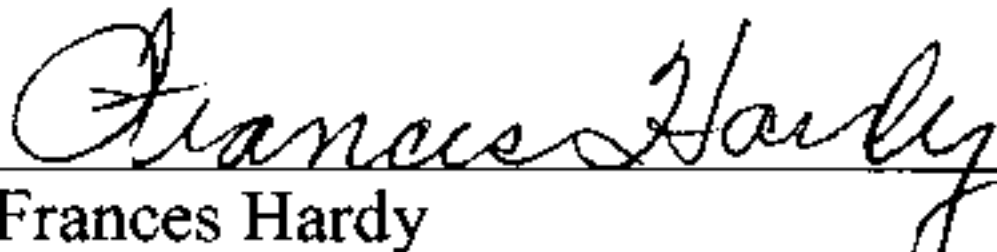
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

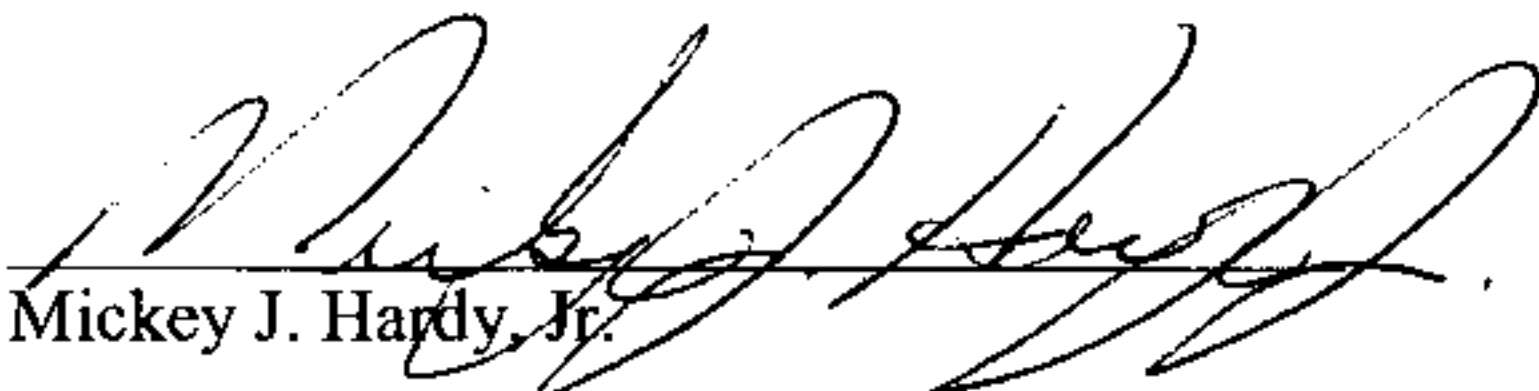
Shelby County: AL 10/01/2018
State of Alabama
Deed Tax: \$122.50


20181001000348820 1/3 \$143.50
Shelby Cnty Judge of Probate: AL
10/01/2018 10:43:32 AM FILED/CERT

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 12th day of September, 2018.


Mickey J. Hardy, Sr.


Frances Hardy


Mickey J. Hardy, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mickey J. Hardy, Sr., Frances Hardy and Mickey J. Hardy, Jr., 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.

Given under my hand and official seal, this 12th day of September, 2018.


NOTARY PUBLIC

My Commission Expires 8-25-19



20181001000348820 2/3 \$143.50
Shelby Cnty Judge of Probate, AL
10/01/2018 10:43:32 AM 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 Mickey J Hardy Sr
Mailing Address Frances Hardy & Mickey J Hardy Jr.
276 Kings Crest Lane
Pelham, AL 35124

Grantee's Name Round Top Investments, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address See Legal Description
on Deed

Date of Sale 9-12-18
Total Purchase Price \$ 122,185.00

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 9-12-18

Print Gregory D. Hall

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20181001000348820 3/3 \$143.50
Shelby Cnty Judge of Probate, AL
10/01/2018 10:43:32 AM FILED/CERT

Form RT-1