

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty Five Thousand Dollars (\$135,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Kathleen K. Welch, a single woman**, (herein referred to as grantors), grant, bargain, sell and convey unto **Craft Investment Properties, LLC**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the Northeast 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence run in a Westerly direction along the North line of said 1/4 section 15.0 feet to the point of beginning; thence left 88 degrees 45 minutes in a Southerly direction 531.88 feet; thence right 100 degrees 40 minutes 17 seconds in a Northerly direction 503.70 feet; thence left 15 degrees 00 minutes in a Westerly direction 30.0 feet; thence right 90 degrees 00 minutes in a Northerly direction 30.0 feet; thence right 56 degrees 24 minutes 04 seconds in a Northeasterly direction 668.43 feet to the point of beginning. Situated in Shelby County, Alabama.

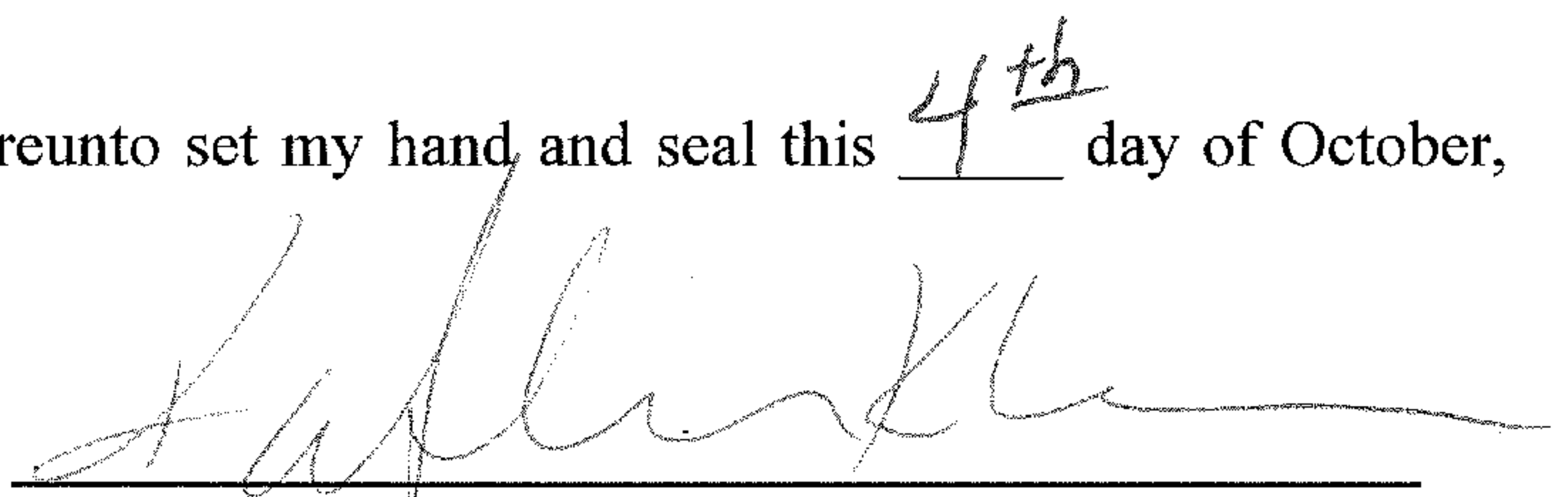
For ad valorem tax purposes only, the address for the above described property is 367 Country Manor Drive, Sterrett, AL 35147.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 4th day of October, 2018.

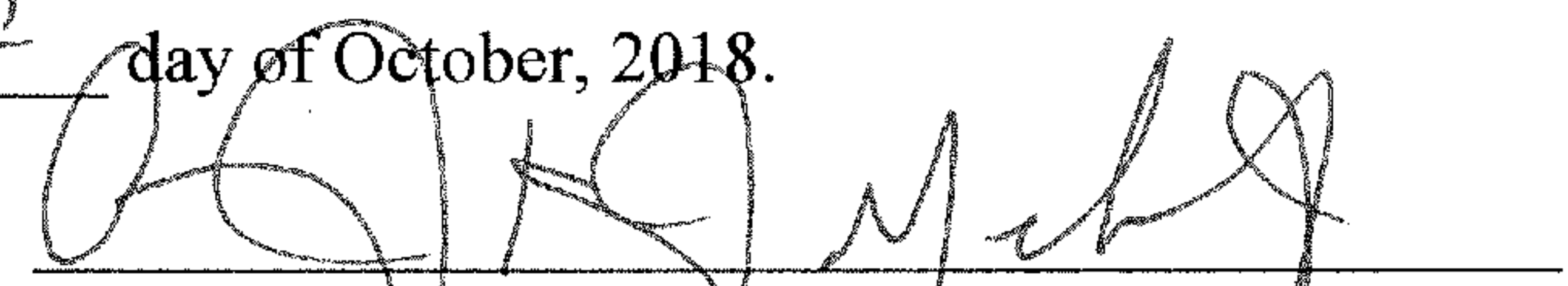
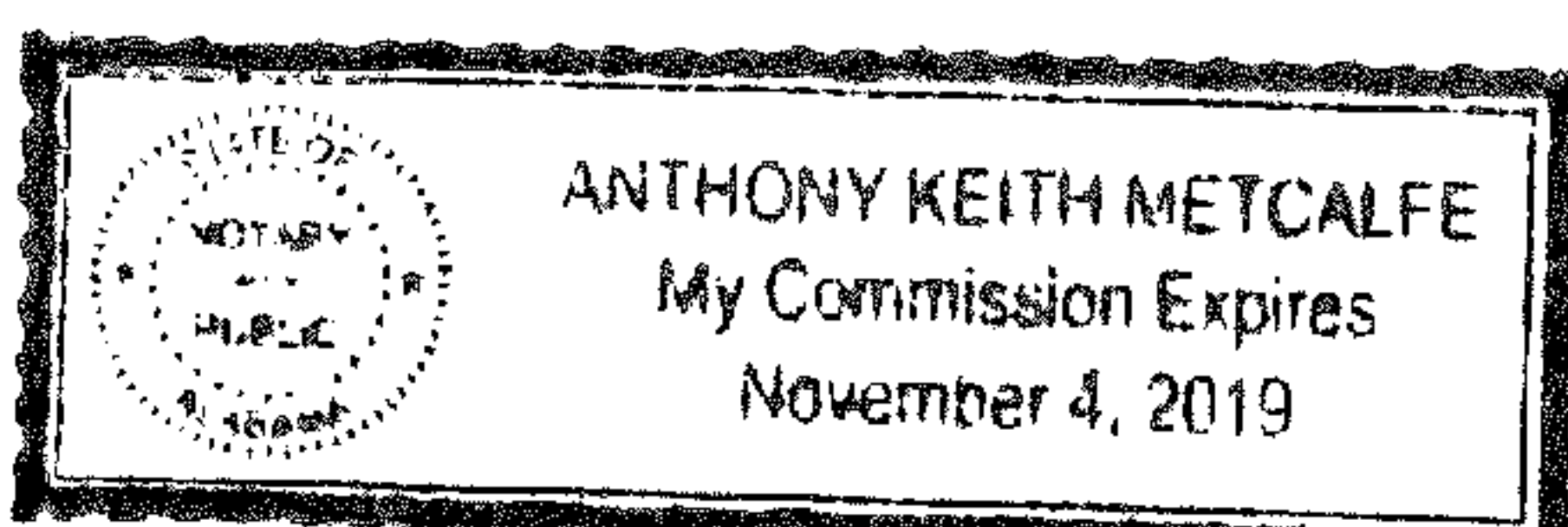


Kathleen K. Welch

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Kathleen K. Welch, whose name 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 conveyance she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 4th day of October, 2018.



NOTARY PUBLIC
My Commission Expires: Nov. 4, 2019

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830 AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name KATHLEEN K. WELCH, A SINGLE
 Mailing Address WOMAN
 1275 EAGLE PARK RD
 BIRMINGHAM, AL 35242

Grantee's Name CRAFT INVESTMENT PROPERTIES, LLC
 Mailing Address
 347 CHESSER DRIVE
 CHELSEA, AL 35043

Property Address 367 COUNTRY MANOR DRIVE
 STERRETT, AL 35147

Date of Sale OCTOBER 4, 2018
 Total Purchase Price \$ 135,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/29/2018 09:35:20 AM
 \$153.00 CHERRY
 20181029000381490

Allen S. Boyd

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 _____

Print ANTHONY METCALFE

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1