

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
MBA Investments, INC
32 Montgomery Hwy Ste 253 Vestavia AL 35216

2018115000405190
11/15/2018 03:59:32 PM
DEEDS 1/3

Know all men by these presents:

That in consideration of Three Hundred Thousand Dollars and no/100 (\$300,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Aziza, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

MBA Investments, INC

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of lots 6, 7, and 8, Block 27, of the survey of J. H. Dunston's Map of Calera (said map is unrecorded and is unavailable for recordation) and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 2 West, being more particularly described as follows: Commencing at the point of intersection of the centerline of Montgomery Avenue and the center of the main line tract of the Southern Railroad; thence North along the centerline of Montgomery Avenue a distance of 494 feet; thence at a right angle left a distance of 40 feet to an iron pin; thence at a right angle to the right North along the West line of said Avenue a distance of 75 feet to the point of beginning of the lot herein described; thence continue North along the West line of said Avenue 100 feet to the South boundary of James H. Pilgreen land thence at an interior angle of 89 degrees 27 minutes left Westerly a distance of 150 feet; thence at an interior angle of 90 degrees 33 minutes left a distance of 100 feet; thence at an interior angle of 89 degrees 27 minutes left a distance of 150 feet to the point of beginning; said property lying in the City of Calera, Shelby County, Alabama.

Also: the following easement, Beginning at the Southeast corner of the above described land and run thence Southeasterly along the West boundary of Montgomery Avenue a distance of 40 feet; thence run Northwesterly a distance of 56.3 feet to a point on the South boundary of the above described land which is 40 feet West of the Southeast corner thereof; thence Easterly along said South boundary a distance of 40 feet to the point of beginning, being situated in Shelby County, Alabama.

Also; a lot in the Town of Calera, Alabama, more particularly described as follows; Beginning at a point of intersection of the centerline of Montgomery Avenue and the center of the Main Line Track of the Southern Railroad; thence run North along the centerline of said Montgomery Avenue a distance of 494 feet; thence at a right angle left a distance of 40 feet; thence at a right angle to the right North along the West line of said Montgomery Avenue a distance of 75 feet to the point of beginning of the land herein described and conveyed; and which said point continue the Southeast boundary of the lot leased by O. C. and Clarice Farris to Sinclair Refining which is recorded in Deed Book 188 Page 157 and which said point is marked by an iron pin; thence at an interior angle of 89 degrees 27 minutes left run Westerly along the South boundary of said Sinclair Refining Company lot a distance of 150 feet; thence at an interior angle of 90 degrees 33 minutes left run a distance of 35 feet to the Northwest corner of the lot conveyed by Farris to R. P. Henderson and Howell Henderson as shown by Deed Book 209 Page 319; thence turn an angle of 90 degrees 33 minutes to the left and run thence Easterly along the North boundary of said Henderson lot 150 feet to the point of West Boundary of said Montgomery Avenue; thence turn an angle of 89 degrees 27 minutes to left and run along West line of said Montgomery Avenue a distance of 35 feet to the point of beginning; being situated in Shelby County, Alabama

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 14th day of November, 2018.

Aziza, LLC
Tahir Ali

STATE OF Alabama
COUNTY OF Jefferson

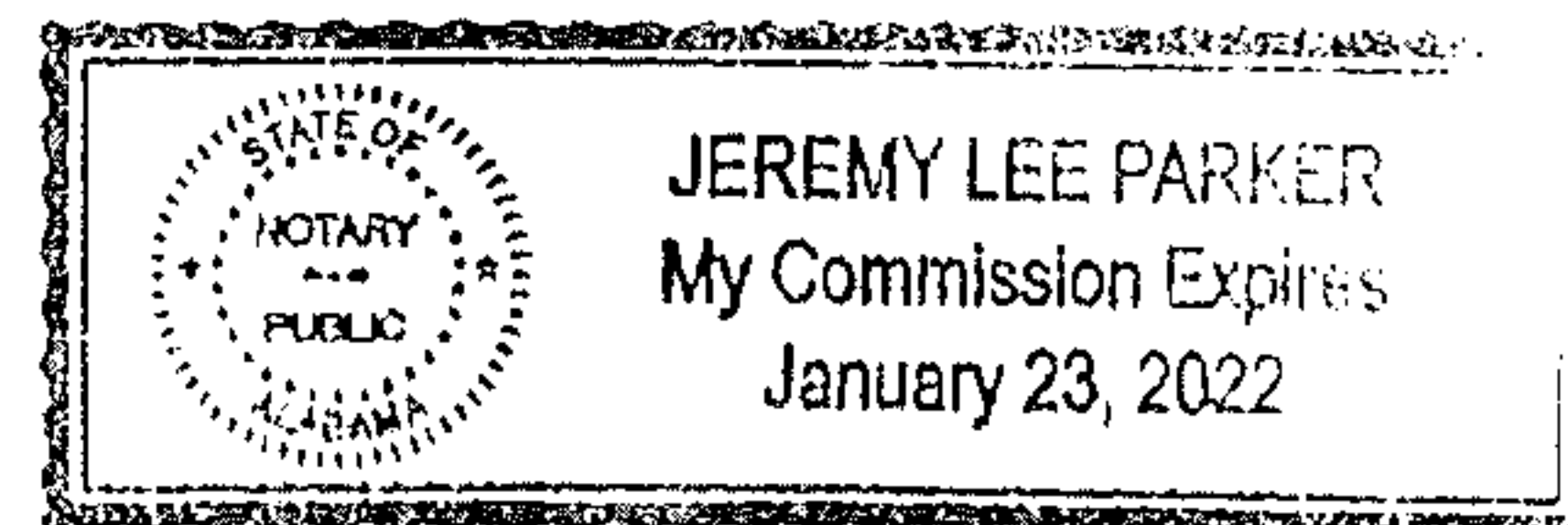
By: Tahir Ali
Its: Managing Member

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Tahir Ali whose name as Managing Member of Aziza, LLC, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 14th day of November, 2018.

[Signature]
Notary Public
My Commission Expires: 1/23/22

Prepared by:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Grantor's Name	Aziza, LLC	Grantee's Name	MBA Investments, INC
Mailing Address			
	<u>8130 Hwy 315 31 South</u>		<u>8130 Hwy 315 31 South</u>
	<u>Calera AL 35040</u>		<u>Calera AL 35040</u>
Property Address	<u>8130 Highway 315 31 South</u>	Date of Sale	<u>November 14 , 2018</u>
	<u>Calera AL 35040</u>	Total Purchase Price	<u>\$300,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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.

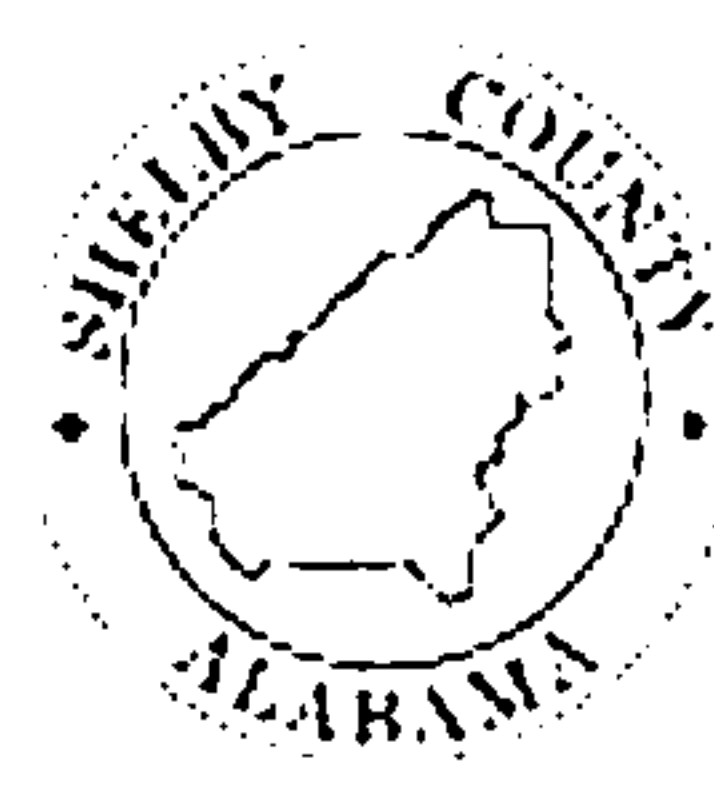
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: November 14 2018
 Unattested
 (verified by) _____

Print: Tahir Ali
Sign: Tahir Ali
Grantor/Grantee/Owner/Agent (circle one)
Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/15/2018 03:59:32 PM
\$321.00 CHARITY
20181115000405190

Alvin S. Boyd