

STATE OF ALABAMA
COUNTY OF SHELBY

This deed prepared by:
John Mayhall
411 Sterling Park Circle
Alabaster, AL 35007

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$139,900.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Western REI, L.L.C., an Alabama limited liability company, hereinafter the “Grantor”, hereby releases, quitclaims, grants, sells, and conveys to Ross Investments, L.L.C., an Alabama limited liability company, hereinafter the “Grantee”, all rights, title, interest and claim in or to that certain parcel of property situated in Shelby County, Alabama, more particularly described as

Lot 13 Kent Farms Commercial Subdivision, Map Book 40, Page 56
Shelby County, Alabama

This property is not the homestead of the Grantor.
TO HAVE AND TO HOLD to the said Grantee forever.
Given under Grantor’s hand and seal, this 3rd day of December 2018.

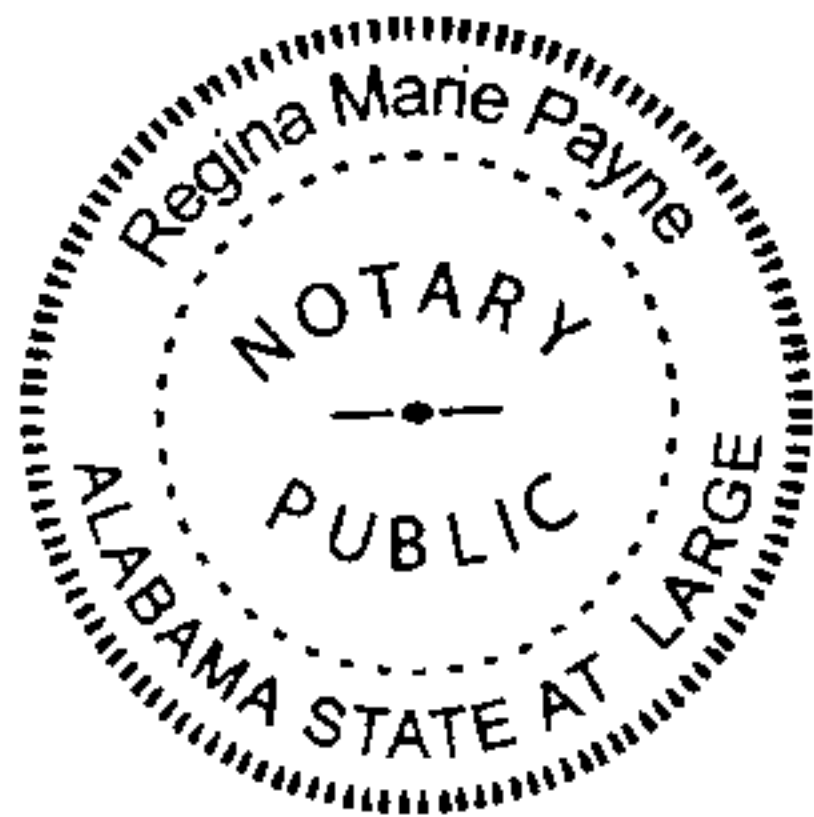
GRANTOR

Jason E. Spinks, Managing Member
Western REI, L.L.C.

STATE OF ALABAMA
COUNTY OF SHELBY

I, Regina Marie Payne, a Notary Public in and for said County and State hereby certify that Jason E. Spinks, whose name appears as Managing Member for Western REI, L.L.C., is signed to the foregoing instrument and who is known to me (or is satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date).

Given under my hand and official seal on December 3, 2018



Regina Marie Payne

My commission expires 4-6-22

Shelby County, AL 12/04/2018
State of Alabama
Deed Tax: \$140.00

20181204000423820 1/2 \$158.00
Shelby Cnty Judge of Probate, AL
12/04/2018 12:50:48 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 Western REI
Mailing Address _____

Grantee's Name Ross Investments LLC
Mailing Address 411 Sterling Park Cir
Alabaster AL 35007

Property Address 411 Sterling Park Cir
Alabaster AL 35007

Date of Sale 12/3/18
Total Purchase Price \$ 139,900
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 12/4/18

Print John May Hall

Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one

verified by)



20181204000423820 2/2 \$158.00
Shelby Cnty Judge of Probate, AL
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Form RT-1