

20190110000011380  
01/10/2019 03:25:16 PM  
DEEDS 1/6

**This Instrument was prepared by  
And upon recording return to:**

Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326-1044  
Attention: Gayle Camp

Recording Fee: \$ 30.00

Declaration Tax: \$ 1600.00

Send Tax Notice to:  
Kammerer Real Estate Holdings, LLC  
P.O. Box 566035  
Atlanta, Georgia 31156  
Atten: Chris Bridgewater  
c.bridgewater@classiccollision.net

**DEED**

STATE OF ALABAMA

COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to the undersigned, **TRUMAN FANCHER and JACQUELINE S. FANCHER**, Husband and Wife ("Grantor"), whose mailing address is 4910 Twin Pine Circle, Hoover, Alabama 35226, in hand paid by **KAMMERER REAL ESTATE HOLDINGS, LLC**, a Georgia limited liability company ("Grantee"), whose mailing address is P.O. Box 566035, Atlanta, Georgia 31156, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the real estate described on **EXHIBIT A** attached hereto and made a part hereof (the "Real Property").

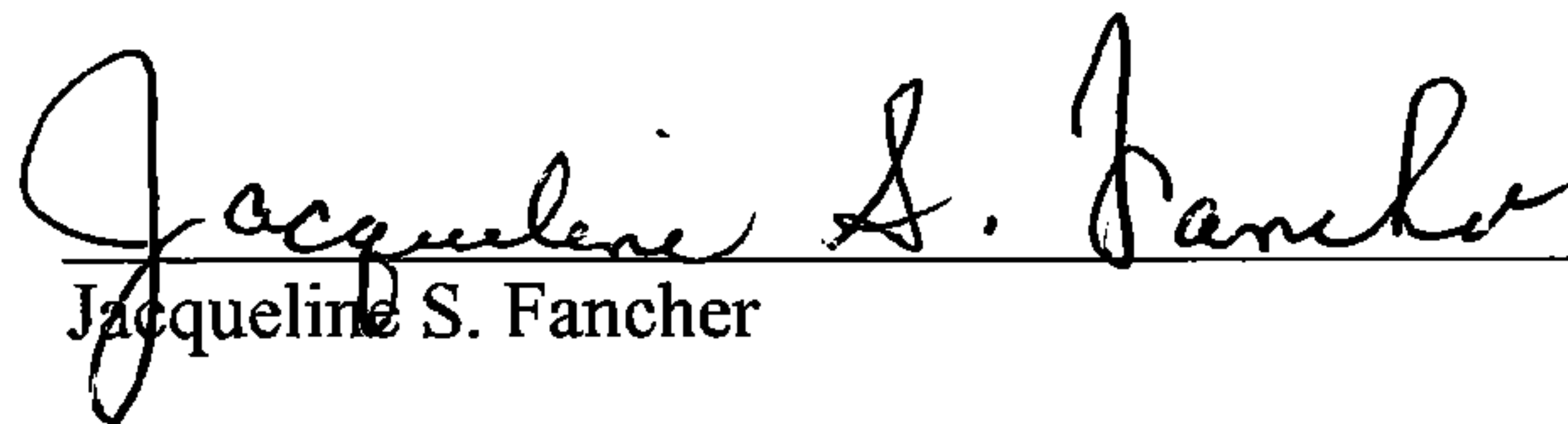
And the said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its 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 claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth on **EXHIBIT "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December, 2018.

**SELLER:**

 (Seal)  
Truman Fancher

 (Seal)  
Jacqueline S. Fancher

ACKNOWLEDGEMENT

STATE OF Alabama

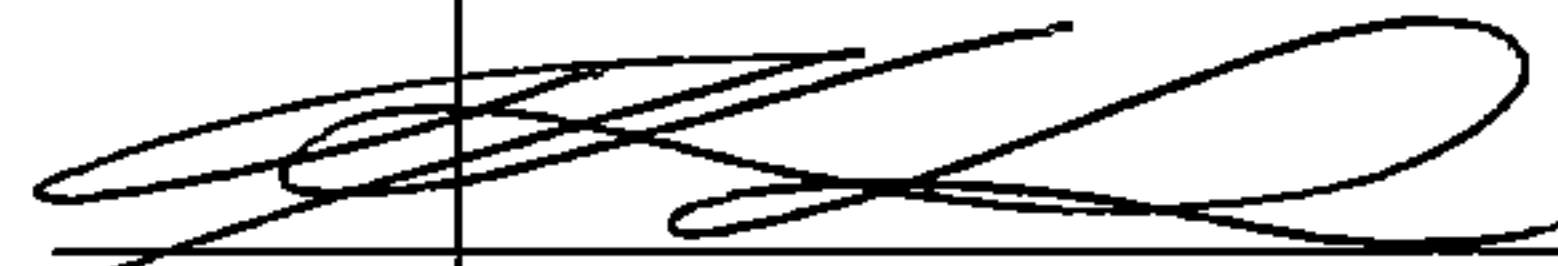
COUNTY OF Shelby

I, Kern Lee Lewis, a Notary Public in and for said State, hereby certify that TRUMAN FANCHER and JACQUELINE S. FANCHER, 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 for and as the act of said corporation.

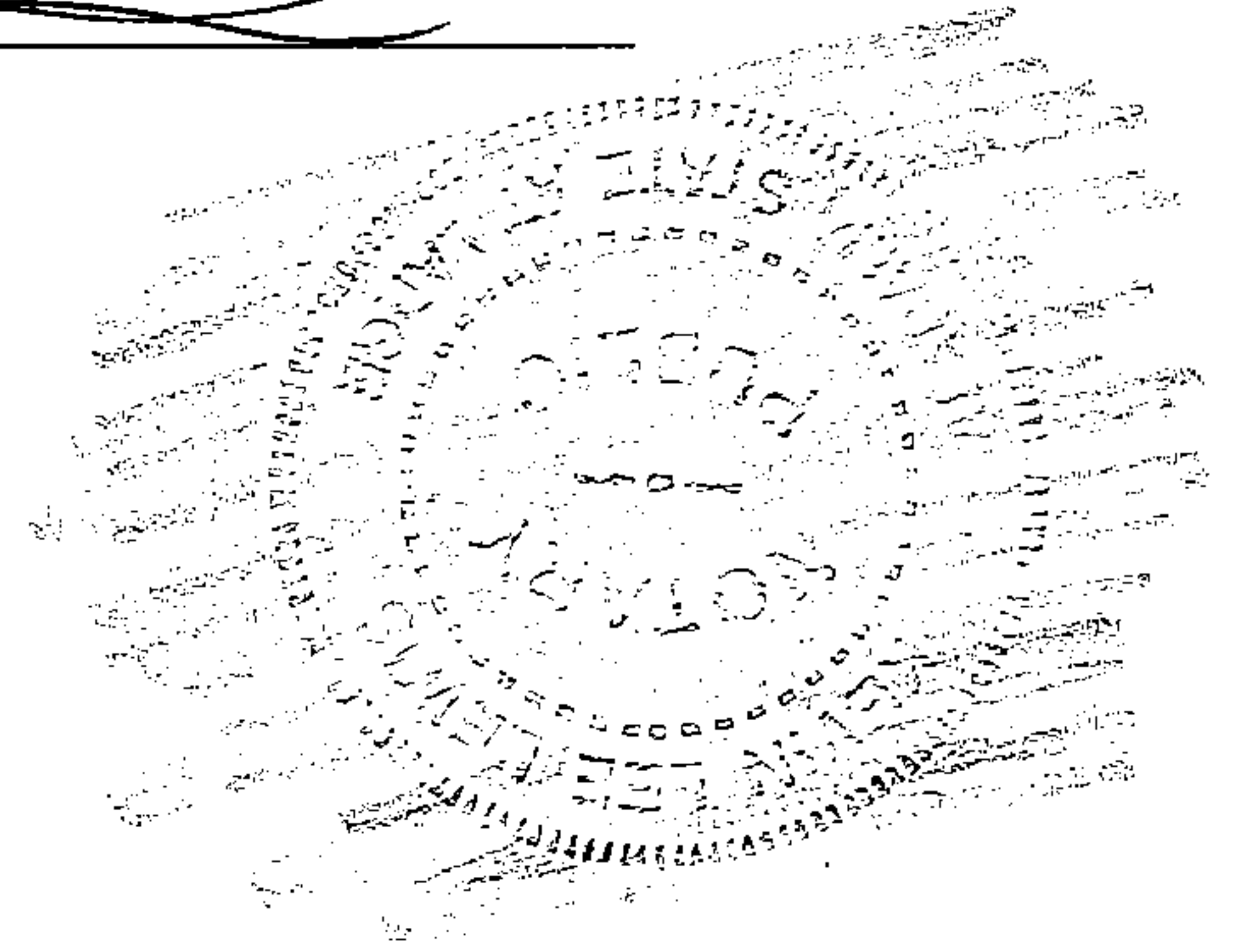
Given under my hand and official seal, this the 27<sup>th</sup> day of December, 2018.

My Commission Expires:

2-1-22

  
Notary Public

[Affix Seal]



Legal Description

A parcel of land situated in Shelby County, Alabama, described as follows: a part of Lot 3, J. H. Barker's Survey, situated in RF 1/4 of SE 1/4 of Section 1, Township 20 South, Range 3 West, and in the NW 1/4 of SE 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of SE 1/4 of Section 1, Township 20 South, Range 3 West; thence in a Northerly direction along the Westerly line of said 1/4 1/4 Section a distance of 1344.41 feet; thence an angle of 90 degrees 45 minutes 30 seconds to right in an Easterly direction a distance of 348.63 feet to point of beginning; thence an angle of 22 degrees 34 minutes 30 seconds to right a distance of 1090.80 feet in a Southeasterly direction to the intersection of the Westerly right of way line of U. S. Highway #31; thence an angle of 94 degrees 55 minutes 30 seconds to right in a Southwesterly direction along the Westerly right of way line of said Highway No. 31 a distance of 246.86 feet; thence an angle of 85 degrees 04 minutes 30 seconds to right in a Northwesterly direction a distance of 1069.61 feet; thence an angle of 90 degrees to right in a Northeasterly direction a distance of 245.95 feet to point of beginning; being situated in Shelby County, Alabama.

**ALSO TOGETHER WITH:**

Grantors grant to Grantee, their heirs and assigns, and reserve into themselves their heirs and assigns the following easement for purpose of ingress and egress which is described as follows:

An easement 20 feet wide, 10 feet each side of a line described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, and run North along the West line of said 1/4 1/4 Section 1344.41 feet; thence right 90 degrees 45 minutes 30 seconds and run Easterly 348.63 feet; thence right 112 degrees 34 minutes 30 seconds and run Southwesterly 245.95 feet; thence left 90 degrees 00 minutes and run Southeasterly 819.61 feet; thence left 85 degrees 04 minutes 30 seconds and run Northeasterly 125.00 feet to point of beginning of said center line; thence right 85 degrees 04 minutes 30 seconds and run 250 feet to point of ending of said line; being situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, and the NW 1/4 of the SW 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and run North along the West line of said 1/4 1/4 Section a distance of 1344.41 feet; thence right 90 degrees 45 minutes 30 seconds and run Easterly 348.63 feet; thence right 112 degrees 34 minutes 30 seconds and run Southwesterly 245.95 feet; thence left 90 degrees 00 minutes and run Southeasterly 819.61 feet to the point of beginning; thence continue along last described course a distance of 250.0 feet to a point of intersection with the Westerly right of way line of U.S. Highway No. 31; thence left 85 degrees 04 minutes 30 seconds and run Northeasterly along said road right of way line 125.00 feet; thence left 94 degrees 55 minutes 30 seconds and run Northwesterly 260.73 feet; thence left 90 degrees 00 minutes and run Southwesterly 124.54 feet to point of beginning being situated in Shelby County, Alabama.

**Exhibit B**

Permitted Exceptions

1. Taxes and assessments for the year **2019** and subsequent years, a lien not yet due and payable.
2. Easement Distribution Facilities in favor of Alabama Power Company recorded March 10, 2009, in Instrument No. 20090310000087240, records of Shelby County, Alabama.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 222, Page 727, aforesaid records.
4. Easement to American Telephone & Telegraph as shown by instrument recorded I Deed Book 168, Page 444, aforesaid records.
5. Easements as set out in instrument recorded in Shelby County Final Record Book 16, Page 65, aforesaid records, as to a 10 foot easement on the north side of the property.
6. Unfinished pavement into easement as shown in survey by W.M. Varnon dated July 6, 1987.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: **Truman Fancher  
Jacqueline S. Fancher**Grantee's Name: **Kammerer Real Estate Holdings, LLC**Mailing Address: **4910 Twin Pine Circle  
Hoover, AL 35226**Mailing Address: **PO Box 566035  
Atlanta, GA 31156**Property Address: **2506 Highway 31 South  
Pelham, AL 35124**

Date of Sale: December 27, 2018

Total Purchase Price

**\$1,600,000.00**

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☐ Appraisal☐ Sales Contract☐ Other ☐ Tax Assessor \_\_\_\_\_☒ Closing Statement

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 12/27/2018Print TRUMAN FANCHERPrint Jacqueline S. FancherSign Jacqueline S. Fancher  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Truman FancherFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2019 03:25:16 PM  
\$1630.00 CHERRY  
20190110000011380Allen S. Boyd**Form RT-1**