

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-25145

Send Tax Notice To: Edwin Lumpkin, Jr.
100 Metro Parkway
Pelham AL 35124

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Alabaster Lighting & Electric Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Edwin Lumpkin, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of January, 2019.

ALABASTER LIGHTING & ELECTRIC INC.



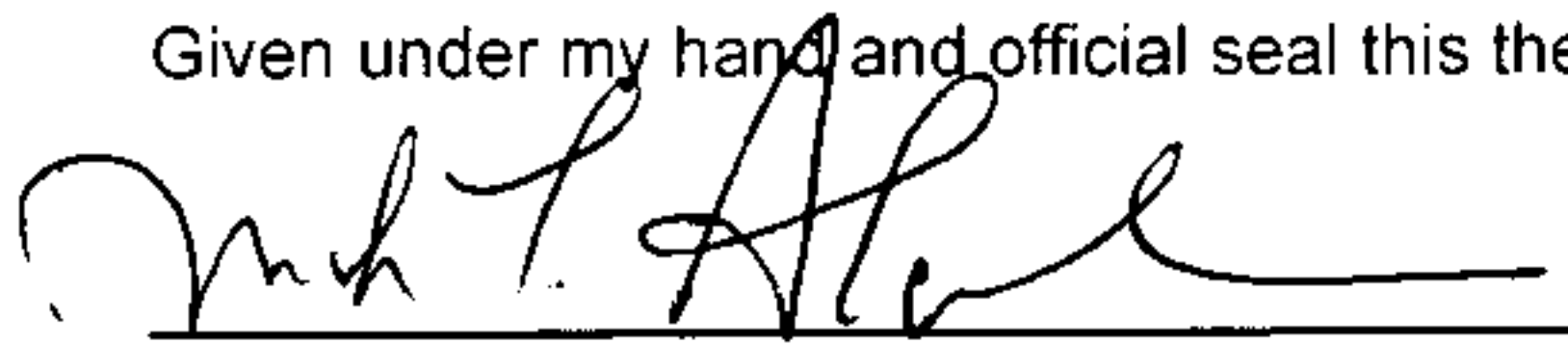
By Brian E. Clark
President

State of Alabama

County of Shelby

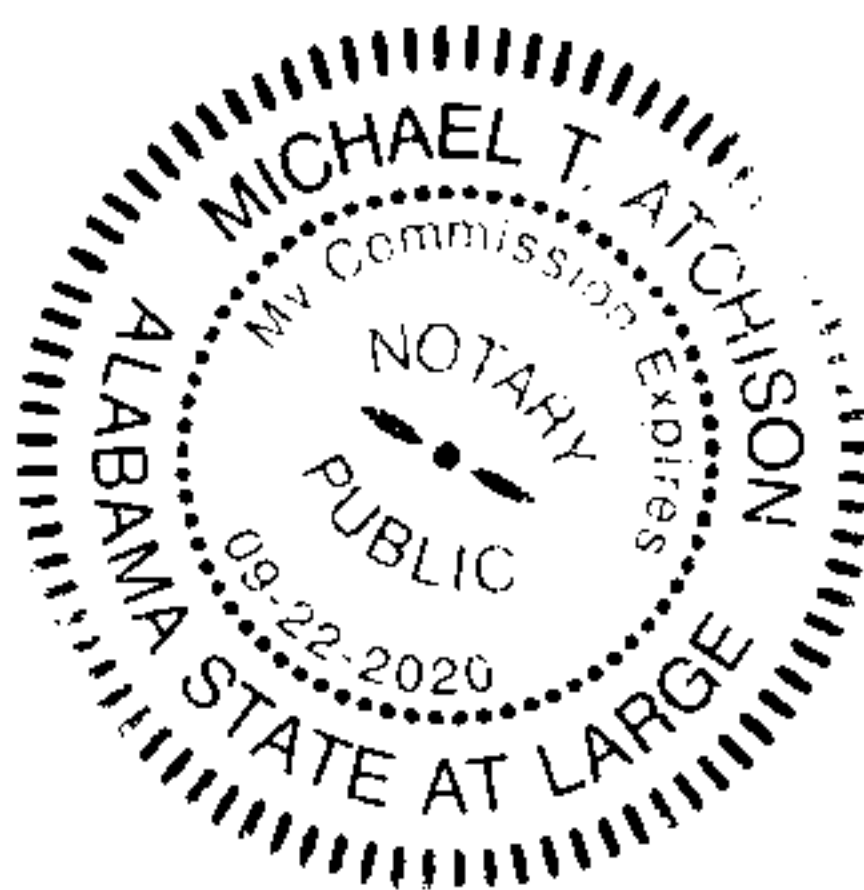
I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brian E. Clark as President of Alabaster Lighting & Electric Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2019.



Notary Public, State of Alabama

My Commission Expires: 9-22-20




20190114000014760 1/3 \$321.00
Shelby Cnty Judge of Probate, AL
01/14/2019 02:10:01 PM FILED/CERT

Shelby County, AL 01/14/2019
State of Alabama
Deed Tax: \$300.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE quarter of the NE quarter of Section 18, Township 21 South, Range 2 West; thence North 02 degrees 30 minutes 00 seconds West a distance 165.33 feet; thence South 87 degrees 48 minutes 21 seconds West a distance of 26.61 feet; thence North 02 degrees 23 minutes 51 seconds West a distance of 200.03 feet; thence North 02 degrees 32 minutes 23 seconds West a distance of 156.96 feet; thence South 87 degrees 31 minutes 15 seconds West a distance of 16.11 feet; thence continue along the last described course a distance of 248.99 feet; thence South 56 degrees 44 minutes 45 seconds West a distance of 505.11 feet to a point on the East right of way line of U.S. Highway 31; thence North 38 degrees 15 minutes 10 seconds West and along said right of way a distance of 267.53 feet to the point of beginning; thence continue along the last described course a distance of 126.03 feet; thence North 55 degrees 37 minutes 30 seconds East and leaving said right of way a distance of 110.41 feet; thence North 56 degrees 33 minutes 14 seconds East a distance of 51.59 feet; thence South 33 degrees 15 minutes 15 seconds East a distance of 164.40 feet; thence South 56 degrees 44 minutes 45 seconds West a distance of 111.15 feet to a point being the beginning of a curve to the right having a radius of 40.00 feet a delta angle of 85 degrees 00 minutes 04 seconds and subtended by a chord which bears North 80 degrees 45 minutes 12 seconds West a chord distance of 54.05 feet; thence along an arc a distance of 59.34 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO known as Lot 17, Saginaw Commercial Park as recorded in Map book 28, Page 90 in the Probate Office of Shelby County, Alabama.


20190114000014760 2/3 \$321.00
Shelby Cnty Judge of Probate, AL
01/14/2019 02:10:01 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 Alabaster Lighting & Electric Inc.
Mailing Address 300 Clark Lane

Grantee's Name Edwin Lumpkin, Jr.
Mailing Address 100 Metro Parkway

Pell City, AL 35125

Pelham, AL 35124

Property Address 895 Hwy 31 S
Alabaster, AL 35007

Date of Sale January 9, 2019
Total Purchase Price \$300,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 03, 2019

Print Alabaster Lighting & Electric Inc.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190114000014760 3/3 \$321.00
Shelby Cnty Judge of Probate, AL
01/14/2019 02:10:01 PM FILED/CERT

Form RT-1