

Send Tax Notice To: The Commercial Development Authority
of the City of Alabaster
1953 Municipal Way.
Alabaster, AL 35173

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety-six Thousand Dollars (\$96,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Kumbla, LLC**, an Alabama limited liability company organized under the laws of the State of Alabama (herein referred to as Grantor), does grant, bargain, sell and convey unto **The Commercial Development Authority of the City of Alabaster** (herein referred to as Grantee), as joint tenants with right of survivorship, the real estate described on **Exhibit "A"** attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to:

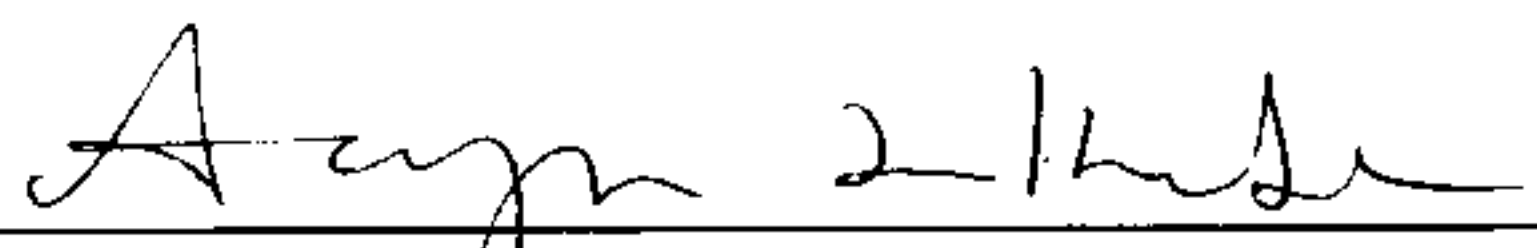
1. Taxes for the current and subsequent years
2. Mineral and mining rights not owned by Grantor
3. Easements and rights-of-way of record

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantor warrants that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the shall warrant and defend the said premises to the Grantee and the successors and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal by its duly authorized officer, this the _____ day of February, 2019.

KUMBLA, LLC

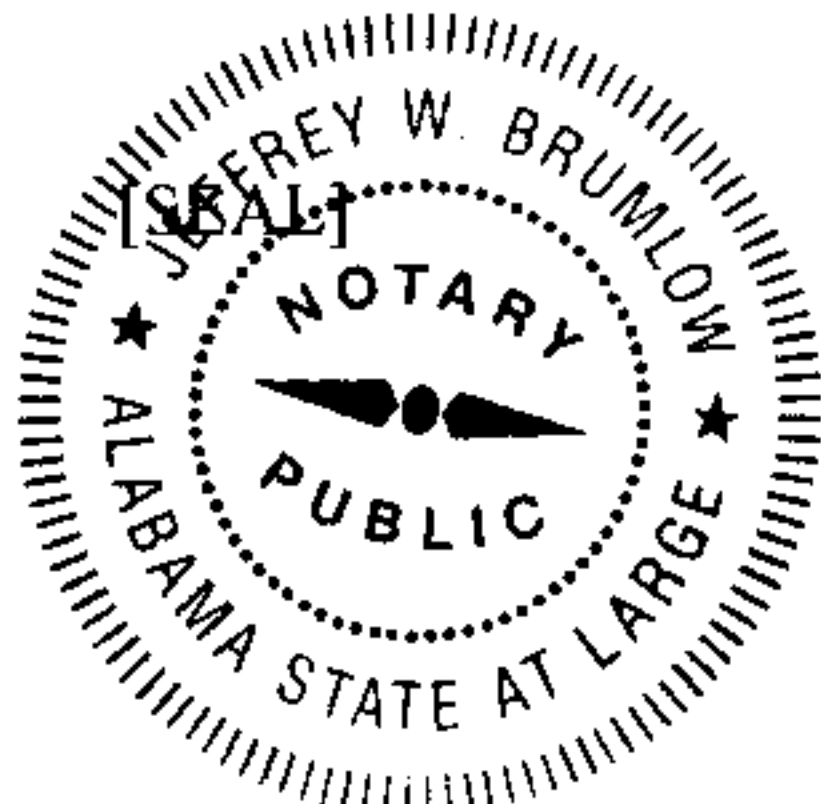

By: Lakshmikantha Kumbla, Member and Manager

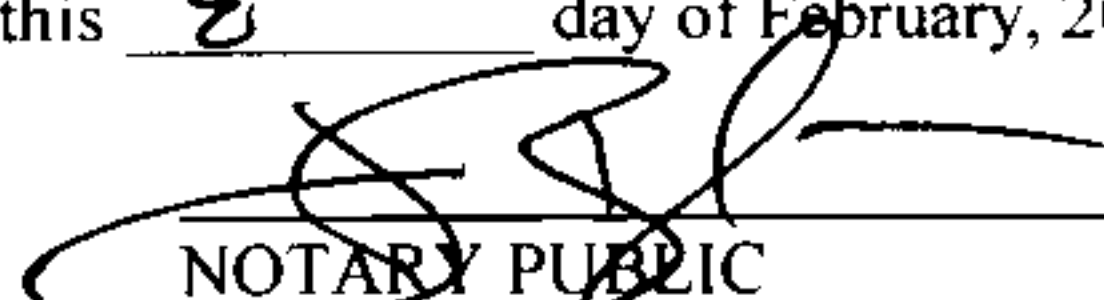

Anju L. Kumbla, Member and Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lakshmikantha Kumbla and Anju L. Kumbla, whose names as members and managers, are signed to the foregoing conveyance, and who have been made known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and owners and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 8th day of February, 2019.




NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Jeffrey W Brumlow Notary Public State of Alabama - At Large My Commission Expires Dec. 10, 2022
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THIS INSTRUMENT PREPARED BY:
Jeffrey W. Brumlow, Esq.
Brumlow Legal Group
137 Main St., Suite 202
Trussville, AL 35173
(205) 833-1303


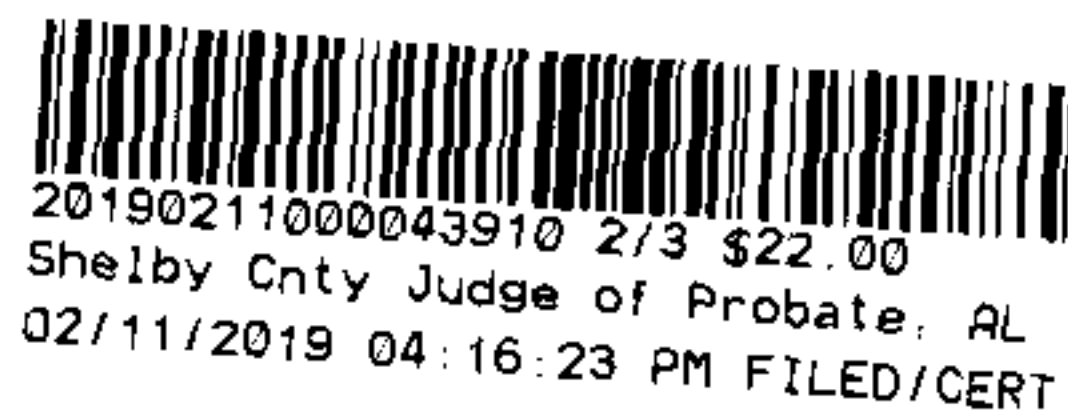

20190211000043910 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/11/2019 04:16:23 PM FILED/CERT

EXHIBIT A

Legal Description

Commence at the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of Strowd Avenue for 95.00 feet to the point of beginning; thence 90 degrees 09 minutes right and run northeasterly for 100.36 feet; thence 27 degrees 13 minutes 06 seconds left and run northwesterly for 77.92 feet; thence 62 degrees 42 minutes 54 seconds left and run northwesterly for 68.00 feet; thence 90 degrees 04 minutes left and run southwesterly for 170.0 feet to a point on the northerly right of way line of Strowd Avenue; thence 90 degrees 09 minutes left and run southeasterly along said right of way line for Strowd Avenue for 103.64 feet to the point of beginning.

Being known as Lot 79, according to the Siluria Property Line Map recorded in Map Book 5, Page 10 in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Kumbla, LLC
Mailing Address 408 Vesclub Place
Birmingham, AL 35216

Grantee's Name Commercial Dev. Auth. - Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address 614 11th Ave
Alabaster, AL 35007

Date of Sale 02/08/2019
Total Purchase Price \$ 96,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20190211000043910 3/3 \$22.00
Shelby Cnty Judge of Probate: AL
02/11/2019 04:16:23 PM FILED/CERT

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 _____
☐ 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 8 Feb 2019

Print Jeffrey W. Brunson

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested
(verified by)

Print Form

Form RT-1