

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Kittrell Properties, L.L.C.  
P.O. Box 8  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )    KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THOUSAND and 00/100 Dollars (\$300,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GUY J. SMITH and NELL T. SMITH, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto KITTRELL PROPERTIES, L.L.C., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

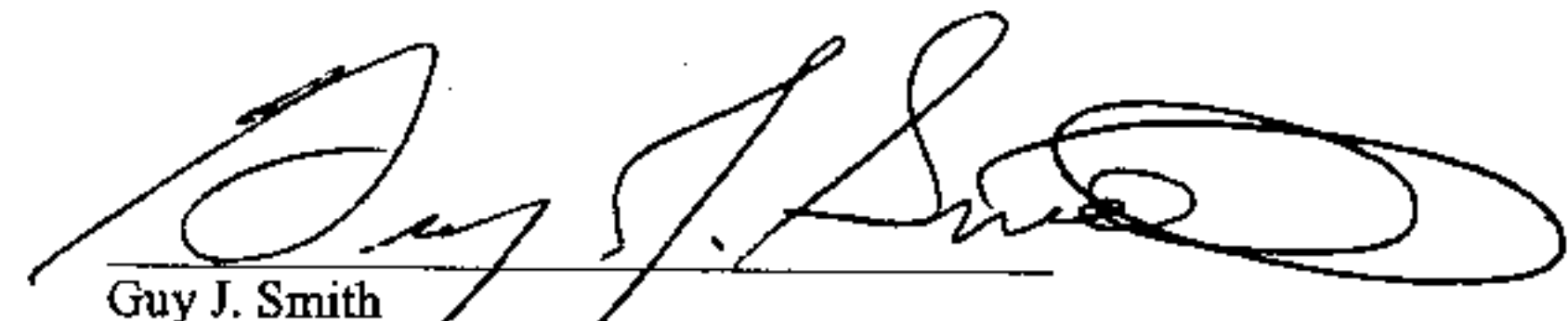

See Attached Legal Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning Classification and Use restrictions.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 22nd day of February, 2019.

  
Guy J. Smith  
  
Nell T. Smith

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Guy J. Smith and Nell T. Smith, 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 on the day the same bears date.

Given under my hand and official seal, this 22nd day of February, 2019.

  
NOTARY PUBLIC

My Commission Expires 8-25-19

Shelby County, AL 02/26/2019  
State of Alabama  
Deed Tax: \$300.00


## EXHIBIT A

### Legal Description:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

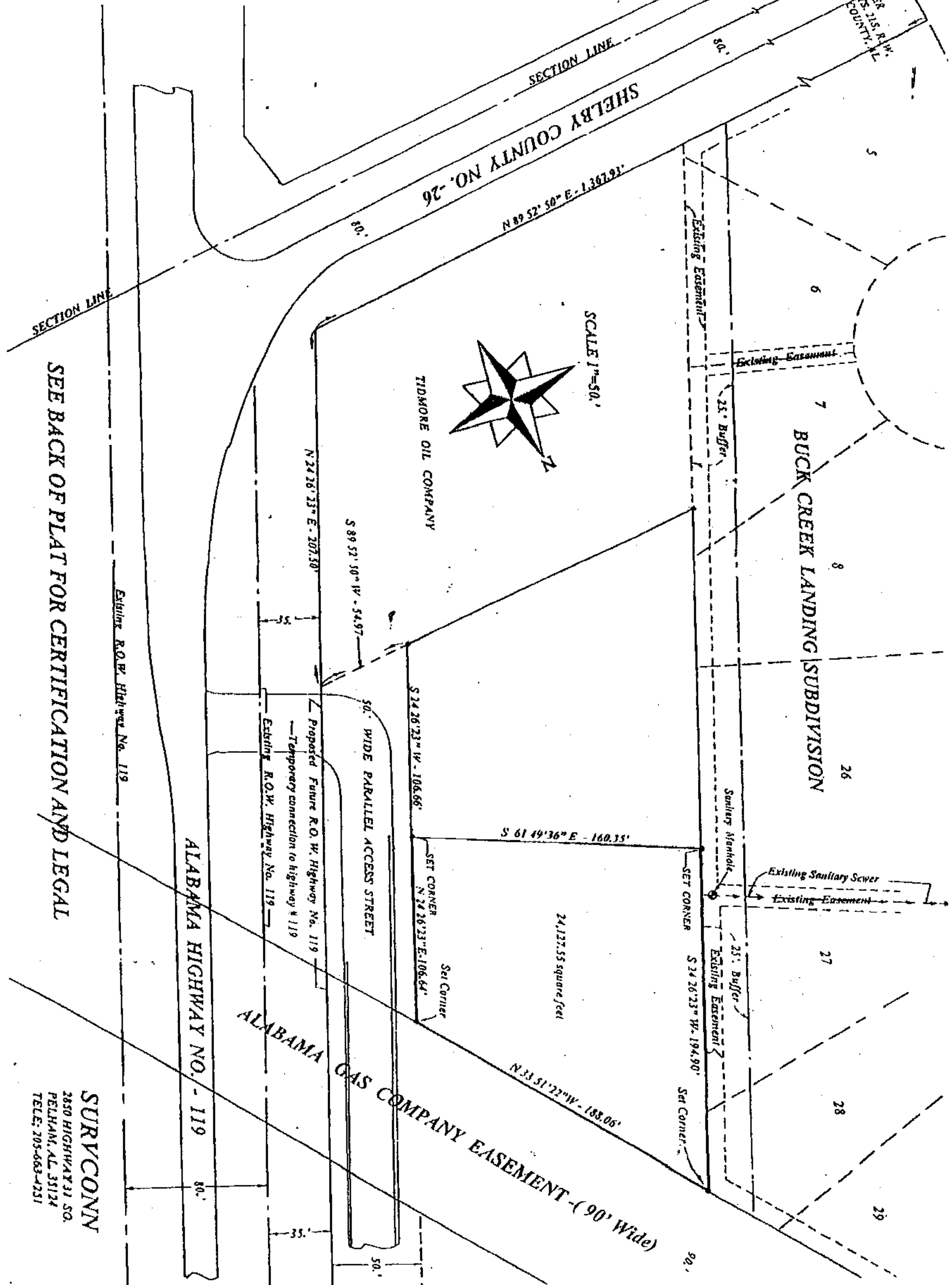
Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section 11, a distance of 67.13 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence run North 89 deg. 52 min. 50 sec. East along said margin of said highway a distance of 1,367.93 feet to a point; thence run North 24 deg. 26 min. 23 sec. East a distance of 207.50 feet to a point; thence run South 89 deg. 52 min. 50 sec. West a distance of 54.97 feet to a point on the North margin of an unnamed public street; thence run North 24 deg. 26 min. 23 sec. East along said margin of said street a distance of 106.66 feet to a steel pin corner and the point of beginning of the property being described; thence continue along the last described course a distance of 106.64 feet to a Steel pin corner on the South line of the Alabama Gas Company Easement; thence run North 33 deg. 51 min. 22 sec. West along said South line of said easement a distance of 188.06 feet to a steel pin corner; thence run South 24 deg. 26 min. 23 sec. West along the Easterly line of the Buck Creek Landing Subdivision a distance of 194.90 feet to a steel pin corner; thence run South 61 deg. 49 min. 36 sec. East a distance of 160.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement to the 50 foot wide parallel access street lying adjacent to the above described property and Highway #119, as shown on the survey by Joseph Conn, Jr. and Survconn, dated November 20, 1997, and attached as Exhibit B, hereto.

  
20190226000060410 2/5 \$327.00  
Shelby Cnty Judge of Probate, AL  
02/26/2019 01:31:43 PM FILED/CERT

20190226000060410 3/5 \$327.00  
Shelby Cnty Judge of Probate, AL  
02/26/2019 01:31:43 PM FILED/CERT

# EXHIBIT B



SEE BACK OF PLAT FOR CERTIFICATION AND LEGAL

**SURVCONN**  
2850 HIGHWAY 31 SO.  
PELHAM, AL 35124  
TELE: 205-663-4251

STATE OF ALABAMA  
COUNTY OF SHELBY  
CITY OF ALABASTER

I, Joseph E. Conn, Jr., a Registered Professional Land Surveyor in the State of Alabama hereby certify that this is a true and correct plat of my survey as shown hereon; That steel pin corners have been found or installed at all property corners as shown hereon designated by small dark circles; That there are no visible encroachments upon the subject property except as shown hereon excluding utility service lines, wires or pipes that serve the subject property only or that are within dedicated easements or right of ways. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Panel for the area and have determined that the subject property is not in a special flood prone area and that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the southwest corner of Section 11, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 00 degrees 12 minutes 10 seconds West along the west line of said Section 11 a distance of 67.13' to a point on the northerly margin of Shelby County Highway No. 26; Thence run North 89 degrees 52 minutes 50 seconds East along said margin of said highway a distance of 1,367.93' to a point; Thence run North 24 degrees 26 minutes 23 seconds East a distance of 207.50' to a point; Thence run South 89 degrees 52 minutes 50 seconds West a distance of 54.97' to a point on the north margin of an unnamed public street; Thence run North 24 degrees 26 minutes 23 seconds East along said margin of said street a distance of 106.66' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 106.64' to a steel pin corner on the south line of the Alabama Gas Company Easement; Thence run North 33 degrees 51 minutes 22 seconds West along said south line of said easement a distance of 188.06' to a steel pin corner; Thence run South 24 degrees 26 minutes 23 seconds West along the easterly line of the Buck Creek Landing Subdivision a distance of 194.90' to a steel pin corner; Thence run South 61 degrees 49 minutes 36 seconds East a distance of 160.35' to the point of beginning, containing 24,127.55 square feet. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record and/or applicable law.

According to my survey of November 20, 1997

*Joseph E. Conn, Jr.*  
Joseph E. Conn, Jr. Alabama PLS No. 6039

File No. 2-20-1997-2-N  
Buck Creek Plaza-Alabaster  
Jim Strickland-Mike Kent  
Nov. 1997

**SURVCONN**  
2850 HIGHWAY 31 SOUTH  
PELHAM, ALABAMA 35124  
TELEPHONE 205-663-4251

20190226000060410 4/5 \$327.00  
Shelby Cnty Judge of Probate, AL  
02/26/2019 01:31:43 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 Guy J. Smith  
Mailing Address Nell T. Smith  
917 Teaberry Lane  
Hoover, AL 35241

Grantee's Name Kittrell Properties, L.L.C.  
Mailing Address PO Box 8  
Pelham, AL 35124

Property Address 47 Buck Creek Plaza  
Alabaster, AL 35007

Date of Sale 2-22-19

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)

☐ 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 2/22/19

Print Greg Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

