

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Craft Investment Properties, LLC
347 Chesser Drive
Chelsea, AL 35043

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this March 5, 2019, That for and in consideration of **ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **LOU ELLEN BOISMAIN, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **CRAFT INVESTMENT PROPERTIES, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commence at the Northeast corner of the Northeast Quarter of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and run South along the East boundary line of said Section 32 for a distance of 626.27 feet to the Centerline of Pipeline; thence from an angle of 69 degrees 06 minutes 12 seconds to the Right and run along said Centerline of Pipeline for a distance of 1638.51 feet to the Point of Beginning; thence continue along last said course for 275.50 feet; thence turn an angle of 114 degrees 05 minutes 57 seconds to the Right and run 792.16 feet; thence turn an angle of 82 degrees 27 minutes 50 seconds Right and run 172.31 feet; thence turn an angle of 90 degrees 59 minutes 01 seconds to the Right and run 706.88 feet to the point of beginning.

Also known as:

Lot 2, according to the Survey of Brittany Jean Estates, as recorded in Map Book 18, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Permit to Alabama Power Company recorded in Deed Book 107, Page 565.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

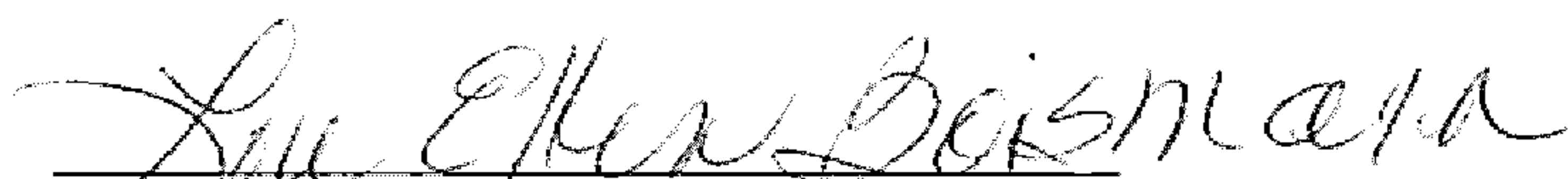
8. Title to all minerals underlying the caption lands with mining rights and privileges belonging thereto, as reserved in Real Records 062, Page 34.
9. Restrictions as to no trailers as appears in deed recorded in Real Record 062, Page 34.
10. Right of Way to Plantation Pipe Line Company dated October 6, 1941 recorded in Deed Book 112, Page 363.
11. Easements to Colonial Pipe Line Company dated April 5, 1963, recorded in Deed Book 225, Page 173, and in Deed Book 283, Page 716.
12. Except any of the above caption lands that may lie within pipeline easement right of way.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 5, 2019.

GRANTOR:


Lou Ellen Boismain

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Lou Ellen Boismain, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Lou Ellen Boismain executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 5, 2019.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lou Ellen Boismain
 Mailing Address _____
3347 Anchor Drive
Southside, Alabama 35907

Grantee's Name Craft Investment Properties, LLC
 Mailing Address _____
347 Chesser Drive
Chelsea, AL 35043

Property Address 150 Country Manor Drive
Sterrett, AL 35147

Date of Sale 3/5/19
 Total Purchase Price \$ 100,000.00
 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 3/5/19

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/06/2019 10:48:25 AM
 \$121.00 CHERRY
 20190306000071350

Allen S. Boyd

Form RT-1