

Send tax notice to:
AH HOLDINGS LLC
5529 PARKVIEW CIRCLE
BIRMINGHAM, AL 3524

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019335T

Shelby COUNTY

WARRANTY DEED

20190522000175510

05/22/2019 11:38:03 AM

KNOW ALL MEN BY THESE PRESENTS:

DEEDS 1/3

That is consideration of Ten and 00/100 Dollars (\$10.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID ACTON BUILDING CORP., A CORPORATION **whose mailing address is: 4898 Valleydale Rd, A4, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by AH HOLDINGS LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 5529 Parkview Circle, Birmingham, AL 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to the point of beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 267.51 feet to a point; thence turn an interior angle of 90°31'30" and run to the right in a Westerly direction a distance of 406.23 feet to a point thence turn an interior angle of 90°00'00" seconds and run to the right in a Northerly direction a distance of 267.50 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 408.68 feet to the point of beginning.

The above described parcel includes and is subject to a 60 foot easement for ingress/egress and utilities along Jasmine Hill Road, said easement lying 30 feet on either side of and parallel to the following described centerline:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to a point; thence deflect 89°28'30" and run to the right in a Westerly direction a distance of 408.68 feet to the point of beginning of the herein described centerline; thence deflect 90°00'00" and run to the left in a Southerly direction a distance of 913.50 feet to a point; thence run along the arc of a curve to the left having a central angle of 25°10'10" and a radius of 1450.00 feet in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.54 feet to a point on the Northwesterly right of way of Alabama Highway No. 119 and the end of the herein described centerline.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under

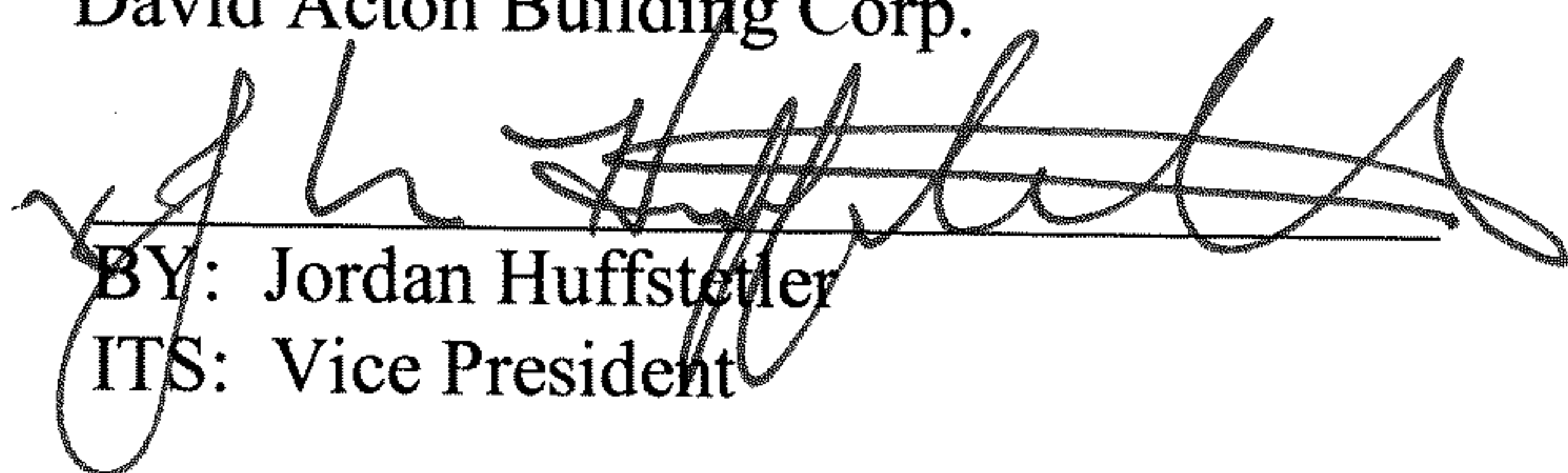
- and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right of way in favor of Alabama Power Company recorded in Book 101, page 524; Book 145, page 374; Book 175, page 290 and Book 186, page 215.
 5. Fifty Foot transmission easement in favor of Alabama Power Company recorded in Book 107, page 424.
 6. Subject to 60' easement for ingress/egress and utilities along Jasmine Hill Road.
 7. Right of way in favor of South Central Bell Telephone Company recorded in Book 66, page 489.
 8. Conditions, covenants and restrictions as recorded in Instrument #20170201000039180.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, DAVID ACTON BUILDING CORP., by Jordan Huffstetler, its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of May, 2019.

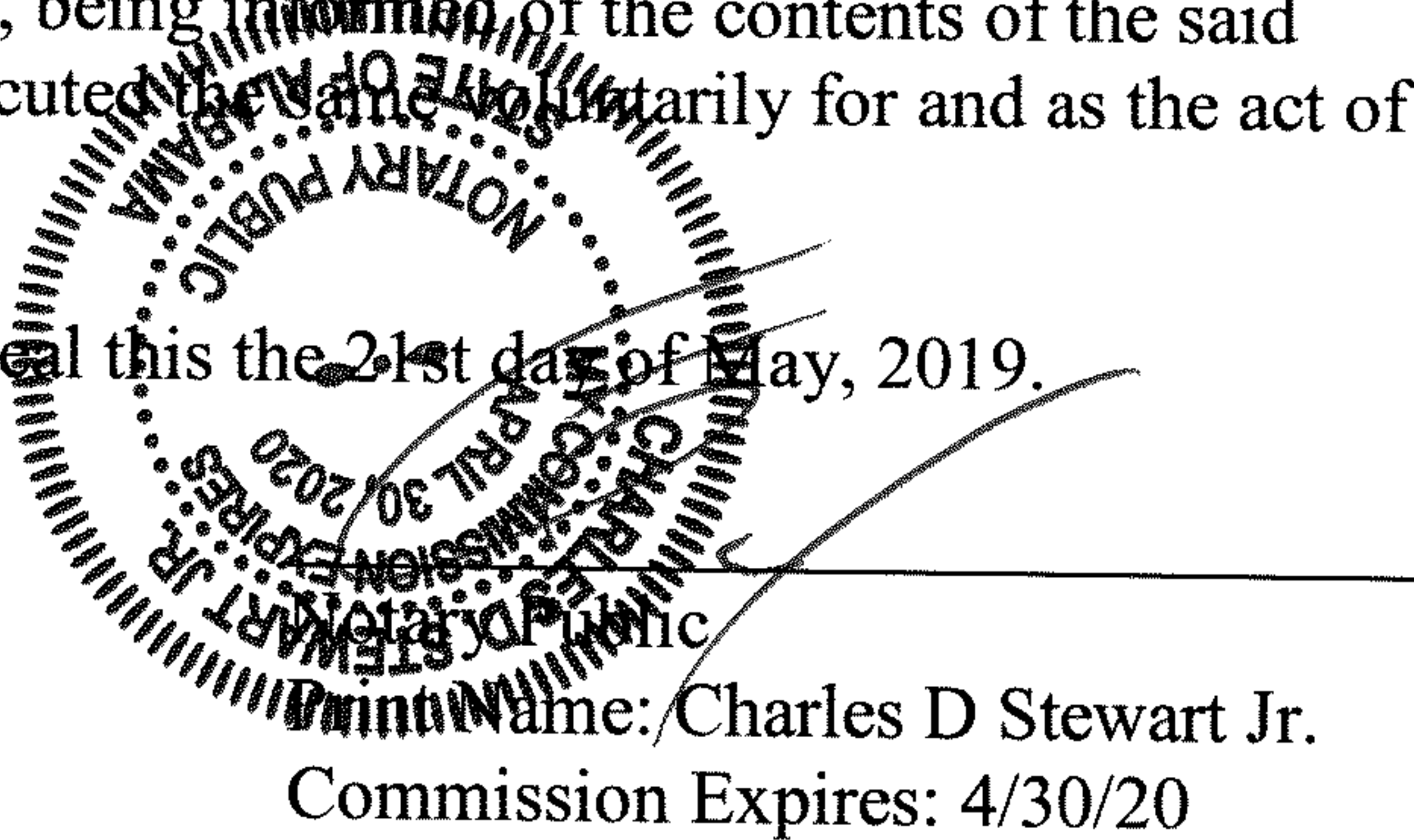
David Acton Building Corp.


BY: Jordan Huffstetler
ITS: Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan Huffstetler, whose name as Vice President of DAVID ACTON BUILDING CORP., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of May, 2019.


Name: Charles D Stewart Jr.
Commission Expires: 4/30/20

Real Estate Sales Validation Form

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

Grantor's Name David Acton Building Corp
 Mailing Address 4898 Valleydale Rd Apt
Birmingham AL 35242

Grantee's Name AH Holding LLC
 Mailing Address 5529 Parkview Circle
Birmingham AL 35242

Property Address 404 Jasmine Hill Rd
Indian Springs AL
35242

Date of Sale 5-21-19
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 210,000

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 tax Assessor's Value

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 5-21-19

Print Jordan Huffstetler

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF May, 2019.

[Signature]
 Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2019 11:38:03 AM
 \$231.00 CHARITY
 20190522000175510

Allen S. Bayl

