

This instrument was prepared by:

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Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209

Send Tax Notices To:
Truemark Metals, LLC
200 Rolling Mill Street
Helena, AL 35080

STATUTORY WARRANTY DEED

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


That in consideration of Four Hundred Seventy Five Thousand and No/100 Dollars (\$475,000.00) to the undersigned Grantor, Helena Properties, LLC, a Georgia limited liability company (hereinafter 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 Truemark Metals, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to a Resurvey of Mullin's East Side Addition Helena, Alabama, as recorded in Map Book 44, page 49, in the Probate Office of Shelby County, Alabama.

The consideration set out herein is included in the mortgages recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2019 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by public records.
4. Easements, or claims of easements, not shown by the public records.
5. Such state of facts as shown on record subdivision plat Map Book 44, page 49, Shelby County Records.
6. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, but not limited to, oil, gas, sand and gravel in, on and under subject property.
7. Building line(s) as shown by recorded map.
8. Easement(s) as shown by recorded map.
9. Restrictions as shown by recorded map.


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Shelby Cnty Judge of Probate, AL
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10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating there to, as recorded in Deed Book 352, page 670 and Instrument 1995-11385, in the Probate Office of Shelby County, Alabama.
11. Easement and right of way granted to City Water Works Board of the Town of Helena, recorded in Deed Book 145, page 465 and Deed Book 176, page 390, in the Probate Office of Shelby County, Alabama.
12. Reservations and Easements recorded in Map Book 44, page 49, in the Probate Office of Shelby County, Alabama.
13. Encroachment Agreement recorded in Instrument 20041012000564060, in the Probate Office of Shelby County, Alabama.
14. Declaration of Easements and Restrictions recorded in Instrument 20160408000114430, in the Probate Office of Shelby County, Alabama.
15. Rights of others in and to the use of easement for ingress/egress, recorded in Map Book 44, page 49, in the Probate Office of Shelby County, Alabama.
16. Right of Way granted to Alabama Power Company as recorded in Deed Book 199, page 446; Deed Book 146, page 309 and Deed Book 57, page 88 in the probate Office of Shelby County, Alabama.
17. Right of way and easement granted AT&T, recorded in Deed book 173, page 954, in the Probate Office of Shelby County, Alabama.
18. Rights of tenants in possession, as tenants only.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of June, 2019.


GRANTOR:

Helena Properties, LLC

By: Michael A. Hardin

Michael A. Hardin, Manager

(Acknowledgment on following page)

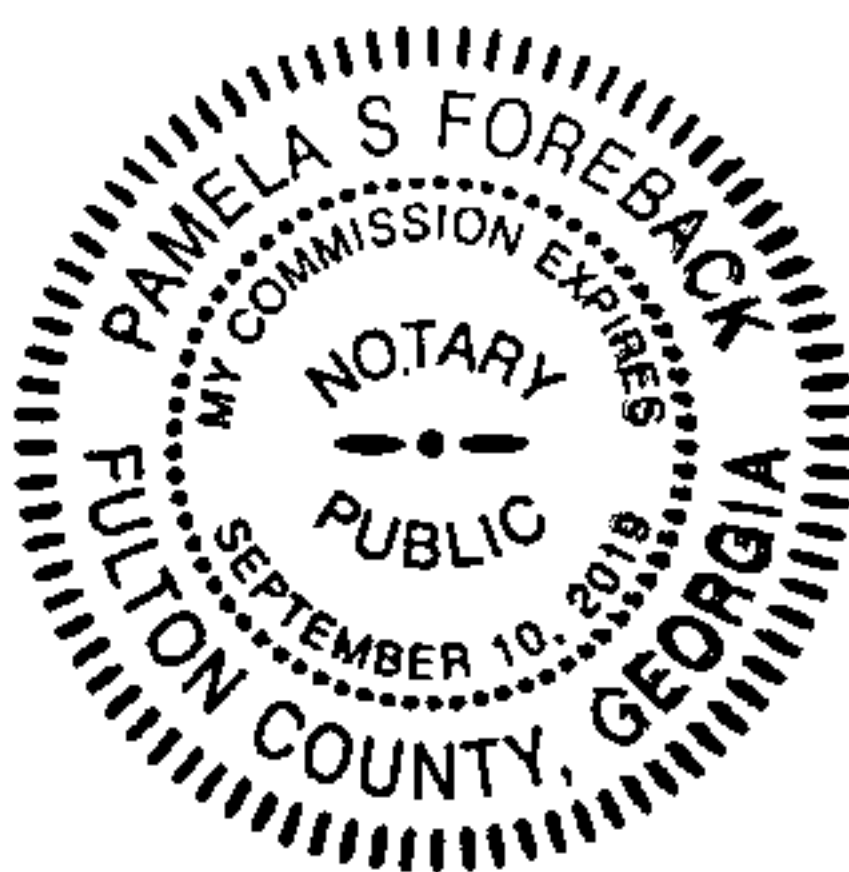

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STATE OF GEORGIA
COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael A. Hardin, whose name as Manager of Helena Properties, LLC, a Georgia limited liability company, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 6 day of June, 2019.

(SEAL)



Pamela S. Foreback
Notary Public
My Commission Expires: 9-10-2019

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Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name Helena Properties, LLC
Mailing Address 498 Tuggle Greer Drive
Buford, GA 30518

Grantee's Name Truemark Metals, LLC
Mailing Address 200 Rolling Mill Street
Helena, AL 35080

Property Address 200 Rolling Mill Street
Helena, AL 35080

Date of Sale 6/7/19
Total Purchase Price \$475,000.00
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 ☐ 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 Section 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 Section 40-22-1 (h).

Date 6/6, 2019

☒ Unattested
(verified by)

Print: Helena Properties, LLC

Sign: Michael A. Hardin
(Grantor/Grantee/Owner/Agent) circle one

