

THIS INSTRUMENT PREPARED BY:

JUSTIN N. SMITHERMAN, ATTORNEY
Alabama Law Services, LLC
4685 Highway 17, Suite D
Helena, Alabama 35080

SEND TAX NOTICE TO:

Industrial Fasteners &
Supply, LLC
48 Highway 265, Suite 401
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

That in consideration of **ONE HUNDRED FIFTY THOUSAND DOLLARS and no/100 (\$150,000.00)** to the undersigned **GRANTOR**, in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, the **MENTAL HEALTH BOARD OF CHILTON AND SHELBY COUNTIES, INC., A PUBLIC NON-PROFIT CORPORATION** (herein referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto **INDUSTRIAL FASTENERS & SUPPLY, LLC** (herein referred to as **GRANTEE**), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Parcel I

Lots 1 and 2, according to Map of J. P. WORD, situated in the W ½ of Fractional SW ¼ of Section 21, Township 22, Range 2 West, in the Town of Calera, Alabama, and which map is recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 13.

Parcel II

A parcel located in the Southeast ¼ of Fractional Section 21, Township 22 South, Range 2, West Shelby County, Alabama being more particularly described as follows:

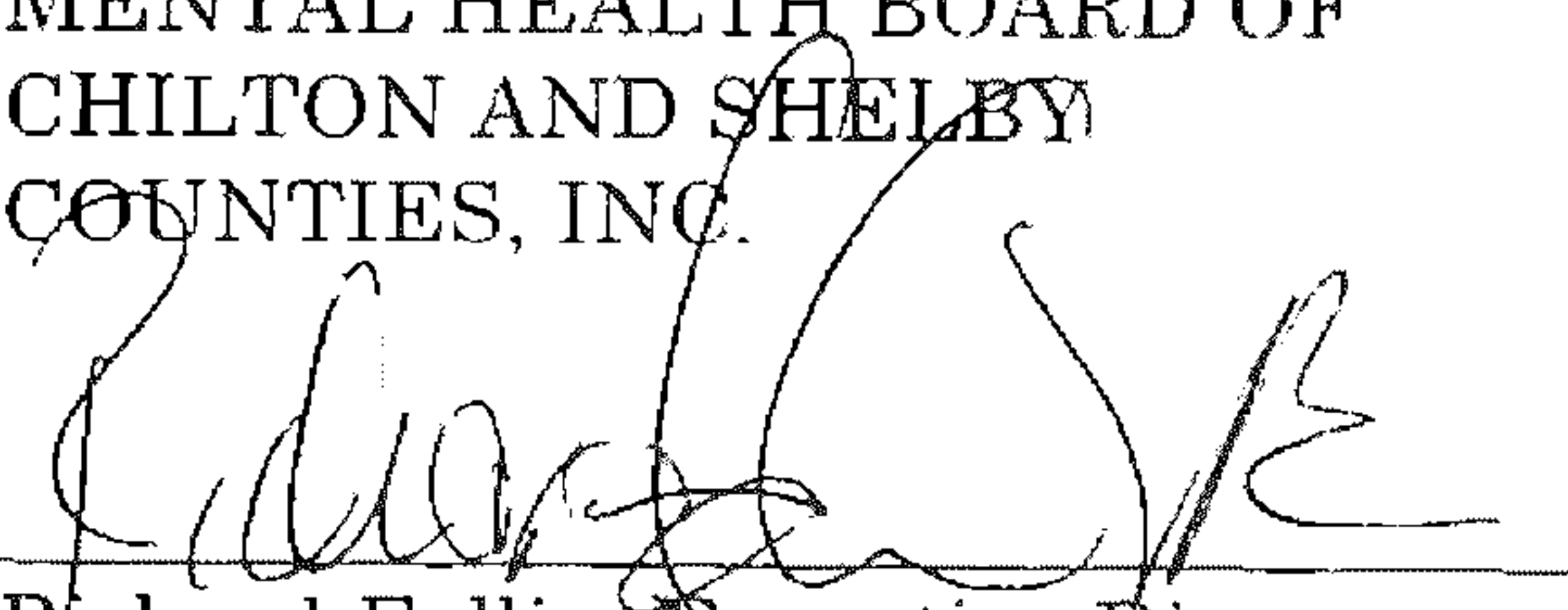
Begin at a iron pin set with a SSI cap being the Northwest corner of Lot 1, J. P. WORD as recorded in Map Book 3, Page 13, in the Office of the Judge of Probate, Shelby County, Alabama, thence run an assumed bearing of North 71 degrees 26 minutes 25 seconds East along the North line of said Lot 1, for a distance of 106.64 feet to an iron pin set with SSI cap on the westerly right of way line of 17th Street; thence run North 19 degrees 09 minutes 15 seconds West along said right of way line for a distance of 51.13 feet to a found nail and cap on the southerly right of way line Highway #25; thence run North 50 degrees 09 minutes 38 seconds West along said right of way line for a distance of 37.12 feet to a found concrete monument thence run South 82 degrees 18 minutes 03 seconds West along said right of way line for a distance of 74.51 feet to a found 1/2" rebar, thence run South 10 degrees 37 minutes 46 seconds East for a distance of 97.71 feet to the point of beginning.

- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.**
- 2) Also subject to existing ordinances, easements, restrictions, covenants, encumbrances, rights of way, limitations, if any, of record.**
- 3) No coverage is afforded for any claims, disputes, or any other loss or damages arising as a result of the title to Parcel II being derived from a Tax Deed and no liability is assumed hereunder for rights of any parties with any outstanding interests in said property nor any parties entitled to redeem (including potential judgment creditors) nor for any claims, disputes, or any other loss or damages arising from the deficiency in the legal description in the tax deed from which title is derived.**
- 4) \$192,000.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said **Grantee**, its successors and assigns forever. Grantor does for itself and for it's successors and assigns covenant with the said **GRANTEE**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and it's administrators, successors, and assigns 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, said Grantor has hereunto set it's hand and seal this the 17th day of July, 2019.

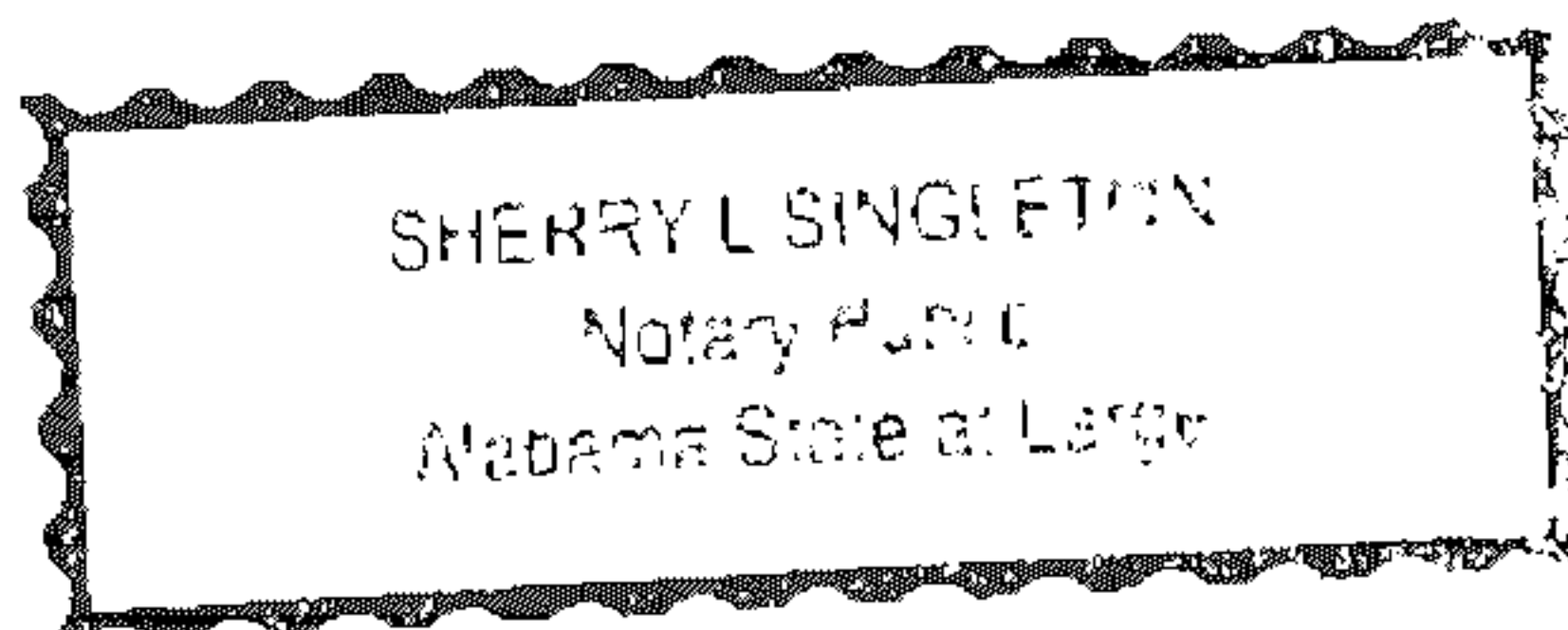
MENTAL HEALTH BOARD OF
CHILTON AND SHELBY
COUNTIES, INC.

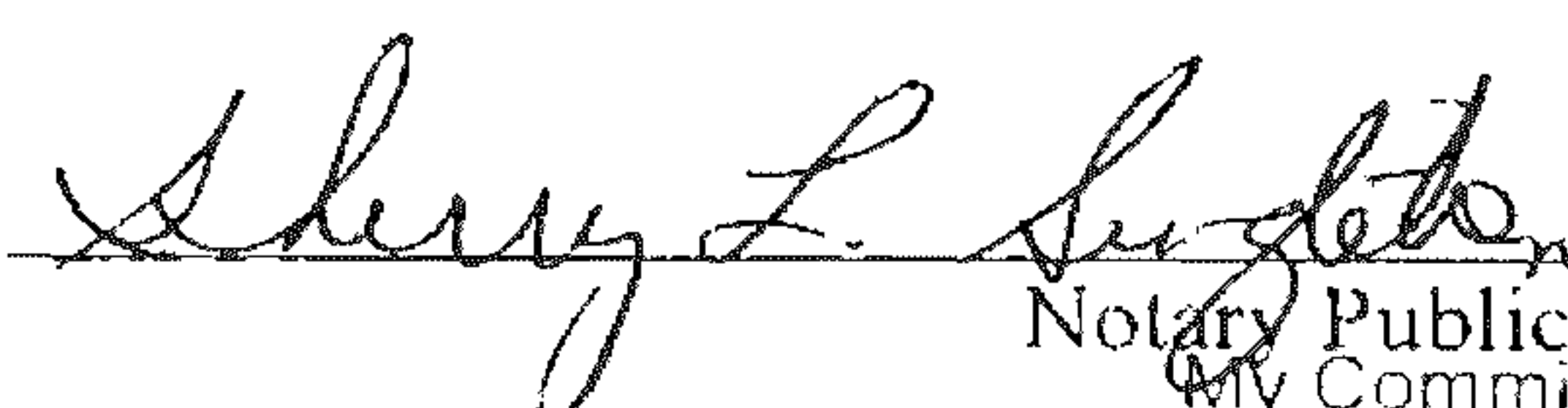

Richard Fallin, Executive Director

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for said County in said State, do hereby certify that Richard Fallin, whose name as Executive Director of the Mental Health Board of Chilton and Shelby Counties, Inc., is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Executive Director and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2019.




Notary Public
My Commission Expires
March 22, 2022
My Commission Expires: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Mental Health Board of Chilton and
and Shelby Counties, Inc.

Mailing Address:

151 Hamilton Lane Calera ALProperty Address: 35040

1850 17th Street, Calera, AL 35040

Grantee's Name: Industrial Fasteners & Supply LLC
Mailing Address:48 Highway 265 Suite 401 Alabaster,Date of Sale: July 17th, 2019 CA135007Total Purchase Price: \$150,000.00

or

Actual Value: \$ _____

or

Assessors 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☐ OtherIf 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: 7-17-19Richard Fallin
PRINT NAMERichard Fallin
SIGN☐ Unattested

(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
07/23/2019 02:05:37 PM
\$22.00 CHERRY
20190723000262080Allen S. Bayl