



20191028000394720 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/28/2019 10:10:39 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
The Narrows Self Storage, LLC
P.O. Box 130555
Birmingham, AL 35213

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Fifty Thousand and 00/100 (\$650,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Clayton T. Sweeney, as Trustee of the Harry W. Pearce and Louise Trust(s) dated July 20, 1999**, (hereinafter 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, **The Narrows Self Storage, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1-C, according to a Resurvey of Lot 1 of the Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to the permitted exceptions:

1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Any mineral and mining rights not owned by grantor.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22.
5. Right of way granted to Shelby County recorded in Deed Book 95, Pages 515, 535 and 503, in the Probate Office of Shelby County, Alabama.
6. Right of way to South Central Bell, recorded in Deed Book 324, Page 840; and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
7. Restrictions, limitations and conditions as set out in Map Book 27, Page 8 and Map 27, Page 107, in the Probate Office of Shelby County, Alabama.
8. Easements as shown by recorded plat as set out in Map Book 27, Page 8 and Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama.
9. Declaration of covenants, conditions and restrictions as set out by Instrument No. 2000-17137, in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Gas Corporation as set out by Instrument No. 2000-17137, in the Probate Office of Shelby County, Alabama.
11. Right-of- Way granted to Alabama Power Company, as recorded in Instrument No. 2017-260210, in the Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

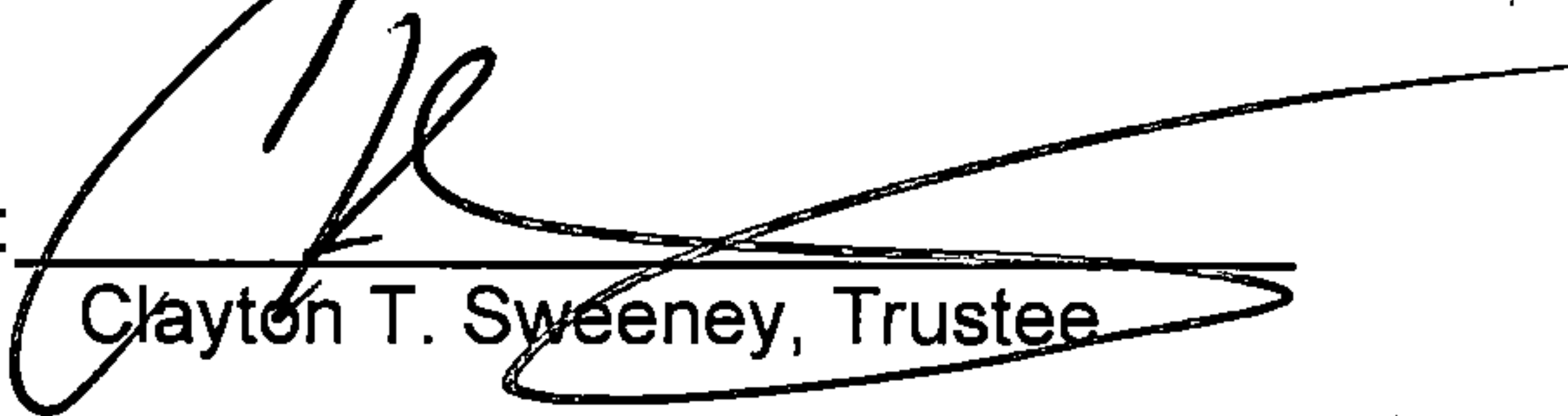
CLAYTON T. SWEENEY, ATTORNEY AT LAW

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, its successors and assigns, in fee simple, forever, subject to the permitted exceptions.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE’S successors 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 said County; that GRANTOR has a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTOR will, and GRANTOR’S heirs, successors, assigns, 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.

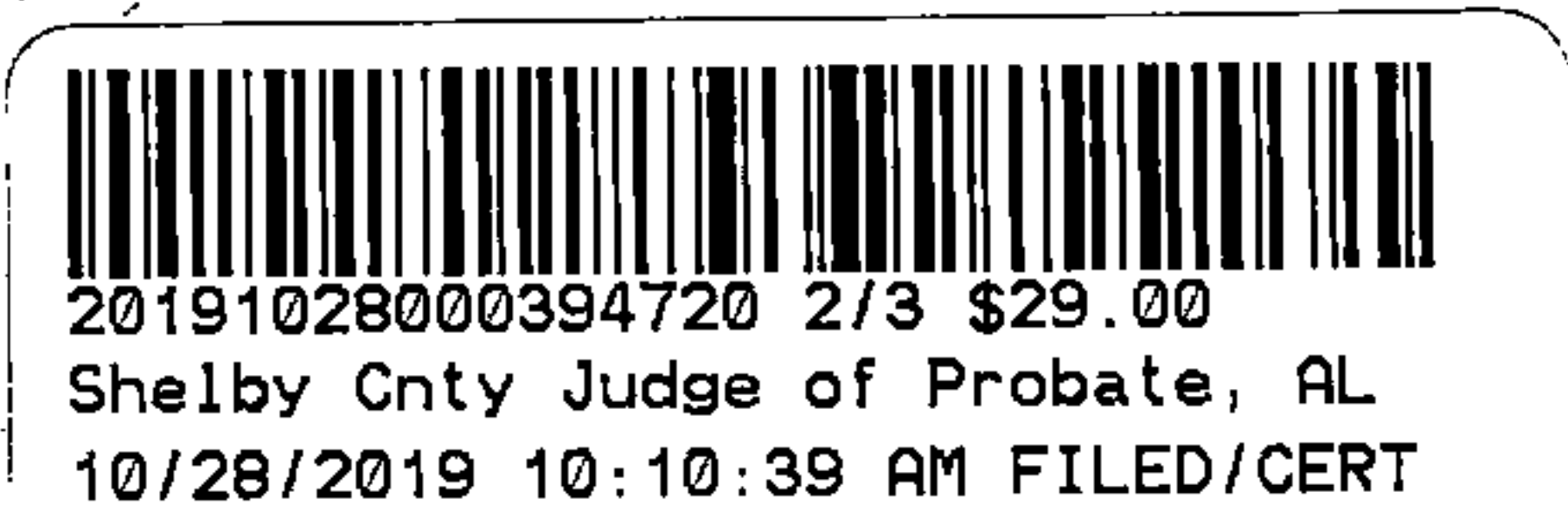
IN WITNESS WHEREOF, the GRANTOR has executed this conveyance by its duly authorized Trustee on this the 18th day of October, 2019.

The Harry W. Pearce & Louis Pearce Trust(s)
dated July 20, 1999

By: 
Clayton T. Sweeney, Trustee

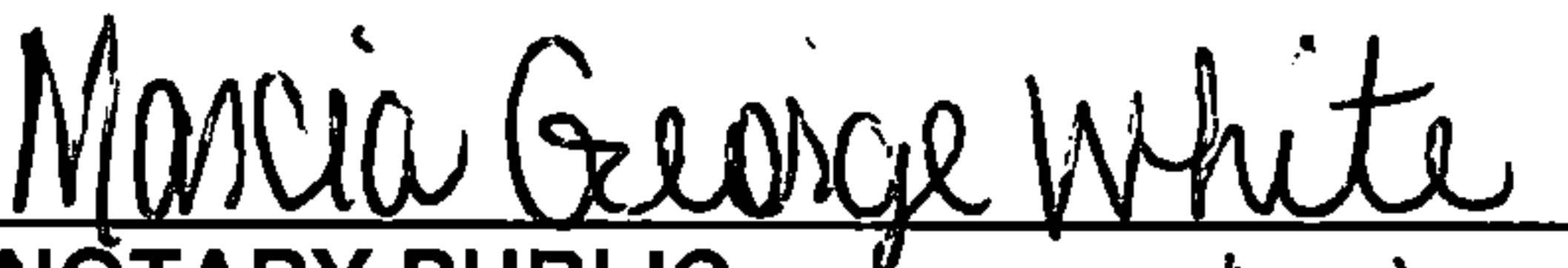
STATE OF ALABAMA)

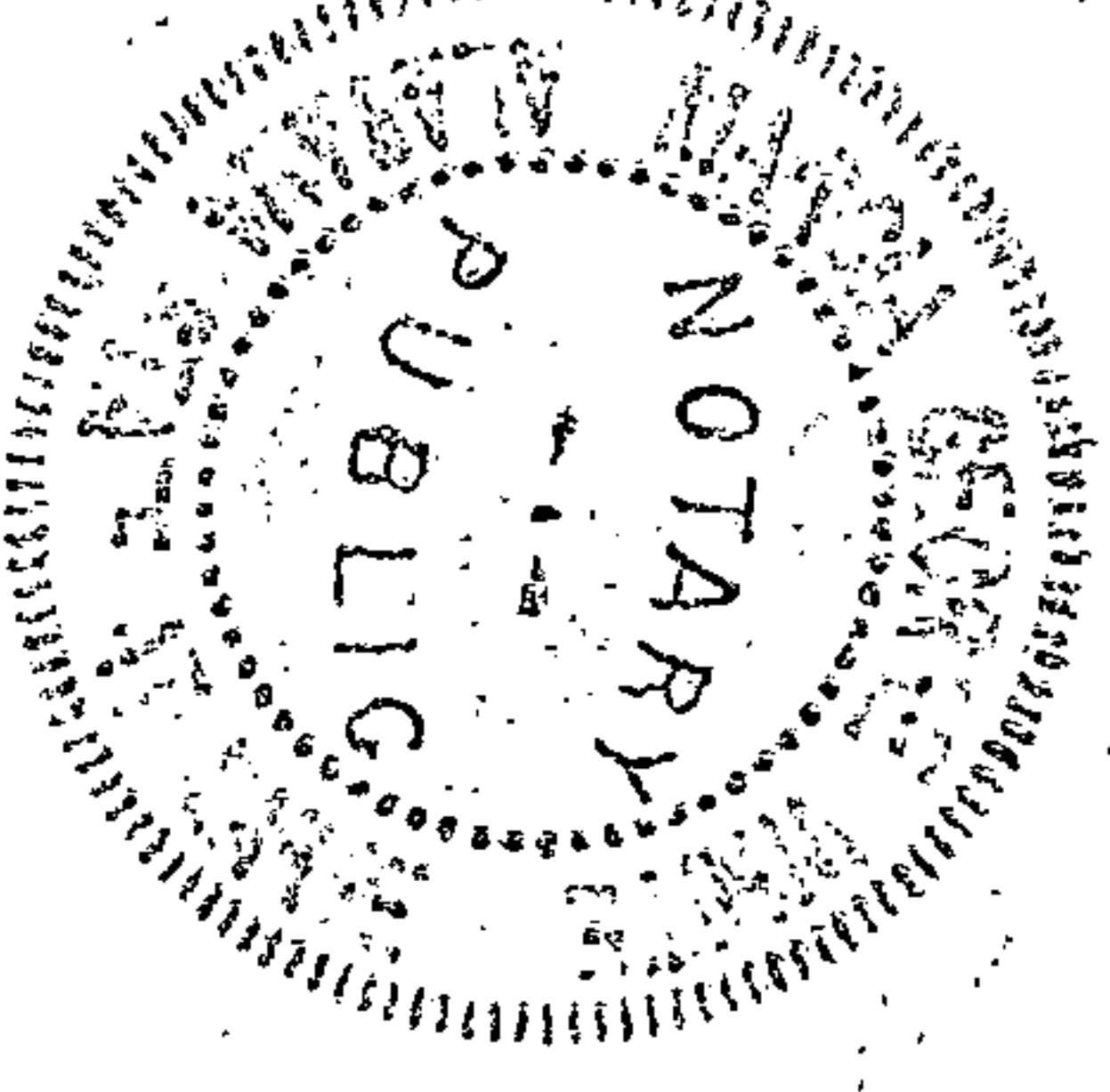
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Trustee of the Harry W. Pearce and Louis Pearce Trust(s) dated July 20, 1999, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such trustee and with full authority, signed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of October, 2019.


NOTARY PUBLIC
My Commission Expires: 9/21/2020



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|---|
| Grantor's Name | Clayton T. Sweeney, as Trustee of the Harry W. Pearce & Louise Pearce Trust(s) dated July 20, 1999 | Grantee's Name | The Narrows Self Storage, LLC |
| Mailing Address | 2700 Highway 280 East Suite 160 Birmingham, AL 35223 | Mailing Address | P.O. Box 130555 Birmingham, AL 35213 |
| Property Address | 13511 Old Highway 280 Birmingham, AL 35242 | Date of Sale | October 18, 2019 |
| | | Total Purchase Price | \$ 650,000.00 |
| | | 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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input type="checkbox"/> 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 § 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 _____

Clayton T. Sweeney, as Trustee of the Harry W. Pearce
Print and Louise Pearce Trust(s) dated July 20, 1999

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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