



20191121000434310 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
11/21/2019 01:34:58 PM FILED/CERT

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
The Supply House Properties, LLC
PO Box 2429
Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of FOUR HUNDRED FIFTY THOUSAND & 00/100 DOLLARS (\$450,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, KAU LAND HOLDINGS, LLC, an Alabama limited liability company (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto THE SUPPLY HOUSE PROPERTIES, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" – Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$424,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are 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 its 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, I hereunto set my hand and seal on this the 31st day of October, 2019.

KAU Land Holdings, LLC

By: Kent A. Upton
Its: Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kent A. Upton, whose name as Manager of KAU Land Holdings, LLC, an Alabama 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 31st day of October, 2019.

NOTARY PUBLIC

My Commission Expires 8-21-23



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EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL I - TRACT A:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the North Half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, run Westerly along the South boundary line of said North Half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence turn an angle for 90 degrees 20 minutes to the right and run Northerly for 417.54 feet to the point of beginning of the land herein described and conveyed; thence continue Northerly along the last said course for 198.47 feet; thence turn an angle of 90 degrees 21 minutes to the left and run westerly 150.0 feet; thence turn an angle of 90 degrees to the left and run Southerly 232.32 feet; thence turn an angle of 102 degrees 42 minutes to the left and run Northeasterly 153.97 feet, more or less to the point of beginning.

LESS AND EXCEPT the following described property:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the North half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, run Westerly along the South boundary line of said North Half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence turn an angle of 90 degrees 20 minutes to the right and run Northerly for 417.54 feet; thence turn an angle of 103 degrees 03 minutes to the left and run Southwesterly 111.27 feet to a point in the centerline of a private graveled drive; thence turn an angle of 96 degrees 44 minutes 50 seconds to the right and run Northwesterly along the centerline of said private drive, 224.14 feet to the point of beginning of the property being described; thence turn an angle of 84 degrees 02 minutes 50 seconds to the left and run Westerly 17.0 feet; thence turn an angle of 89 degrees 39 minutes to the left and run Southerly 232.32 feet; thence turn an angle of 103 degrees 03 minutes to the left and run Northeasterly 43.70 feet thence turn an angle of 93 degrees 15 minutes 10 seconds left and run Northwesterly 224.14 feet to the point of beginning.

PARCEL I - TRACT B:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of the North Half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, run Westerly along the South boundary line of said North Half of the Southeast Quarter of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence turn an angle of 90 degrees 20 minutes to the right and run Northerly for 417.54 feet to the point of beginning of the property being described; thence continue Northerly along the last said course, 198.47 feet; thence turn an angle of 89 degrees 39 minutes to the right and run Easterly 34.75 feet; thence turn an angle of 90 degrees 21 minutes to the right and run Southerly for 190.63 feet; thence turn an angle of 76 degrees 57 minutes right and run Southwesterly 35.67 feet to the point of beginning.

Parcel ID #: 13-5-15-4-001-022.000

Real Estate Sales Validation Form

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

Grantor's Name KAL Land Holdings LLC
Mailing Address 4848 Hwy 11
Pelham AL 35124

Grantee's Name The Supply House Properties LLC
Mailing Address 579 Elm Street
Helena AL 35080

Property Address 579 Elm Street
Helena AL 35080

Date of Sale 10-31-2019
Total Purchase Price \$ 450,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 10-13-19

Print Gregory D Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 11/21/2019
State of Alabama
Deed Tax: \$26.00

Form RT-1