

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.

Law Works, LLC

2100 First Avenue North, Ste. 600

Birmingham, Alabama 35203

TITLE NOT REVIEWED

SEND TAX NOTICE TO:

Upton Holdings, LLC

2140 11th Avenue South, Ste. 405

Birmingham, Alabama 35205

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **PELTOWN REALTY, LLP**, an Alabama limited liability partnership (herein referred to as the "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **UPTON HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as the "Grantee"), the real property situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Property is conveyed to the Grantee subject to the following:


1. Taxes and assessments not yet due and payable.
2. Mineral and mining rights.
3. All easements, restrictions and rights of way of record.

Further, the Property is conveyed to the Grantee "As Is", "Where Is" and "With All Faults", the Grantee having inspected the Property and determined its condition is acceptable.

The Grantor covenants to warrant and defend the title to the Property (subject to the matters set forth above) to Grantee, its successors and assigns, against the lawful claims of those claiming by, through or under the Grantor but not otherwise.

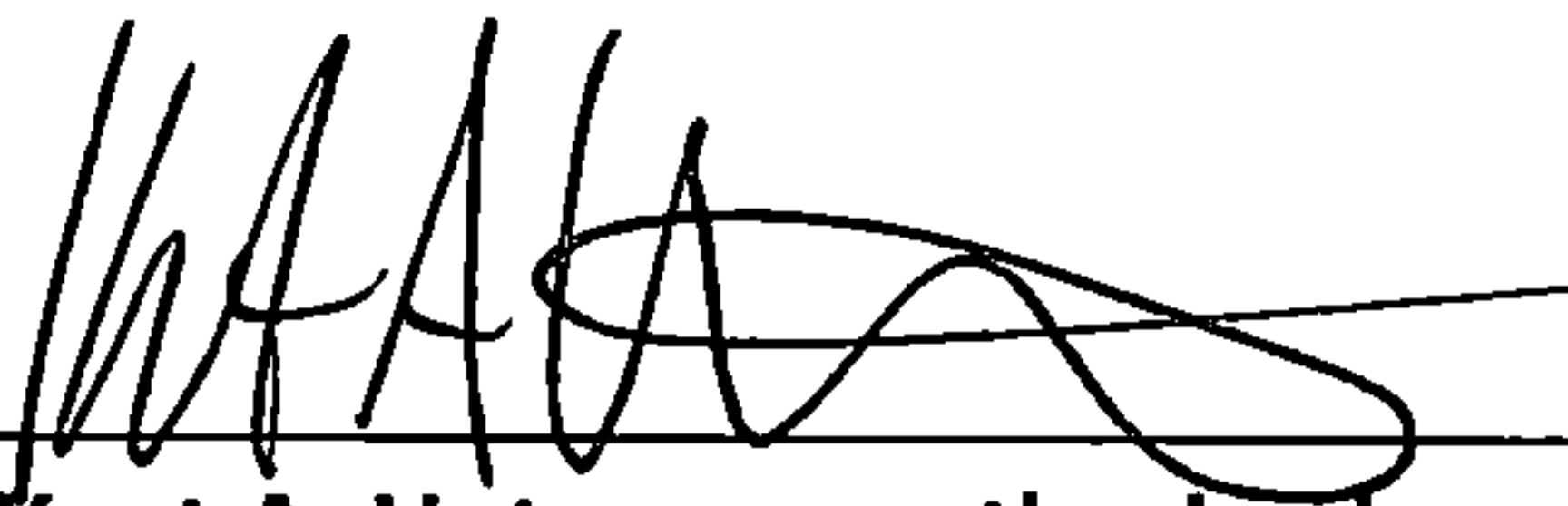
The Property is not the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the 30th day of December, 2019.


20200102000000620 1/4 \$675.50
Shelby Cnty Judge of Probate, AL
01/02/2020 09:16:36 AM FILED/CERT

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$644.50

PELTOWN REALTY, LLP



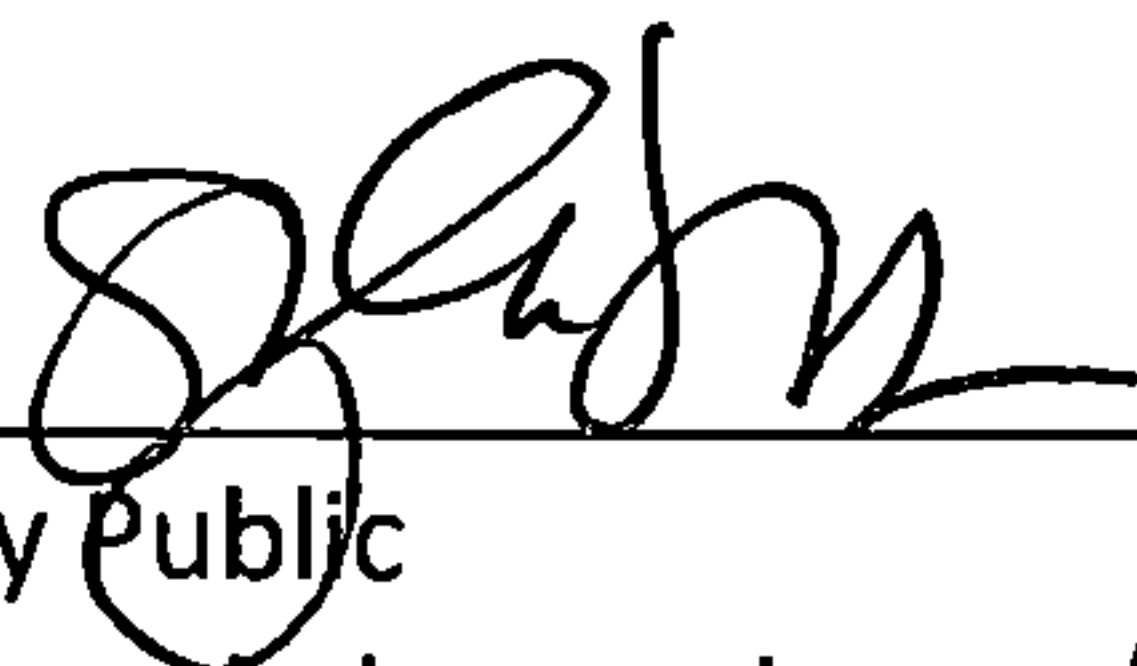
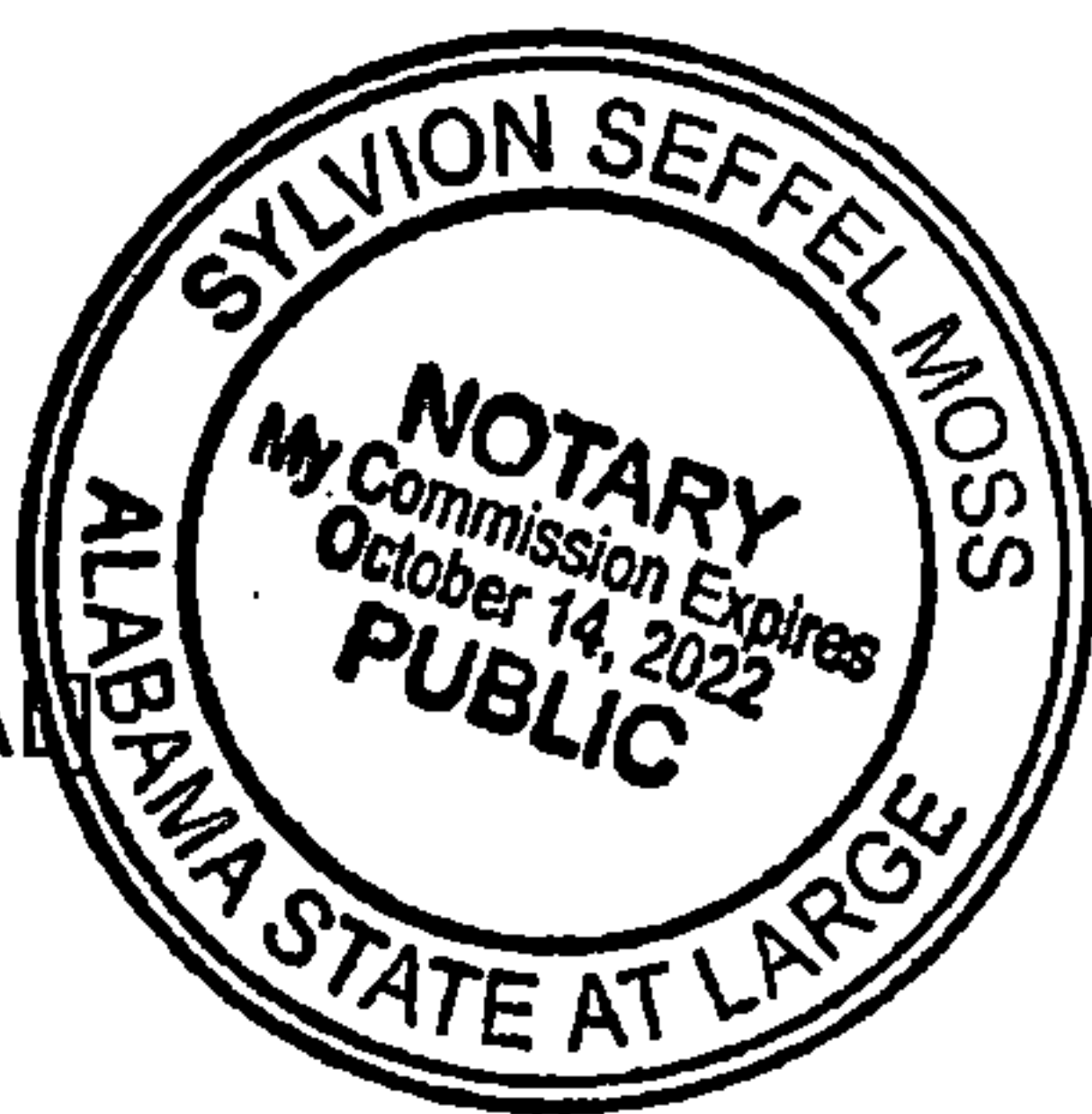
By: Kent A. Upton, as authorized partner

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said county in said state, hereby certify that Kent A. Upton, whose name as authorized partner for Peltown Realty, LLP 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, in his capacity as such partner, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of December, 2019.

[NOTARIAL SEAL]



Notary Public

My commission expires: 10-14-2022

Grantor Address:

19 Ridge Drive
Birmingham, AL 35213

Grantee Address:

2140 11th Avenue South, Ste. 405
Birmingham, AL 35205



20200102000000620 2/4 \$675.50
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EXHIBIT A

Description of Real Property

PARCEL I

Shelby County Parcel ID 13-5-15-4-001-003.000, described as:

BEG N ROW 50' UNNAMES CO RD INT N BDY SE1/4 SEC11 T22S R24W TH SLY ALG R/W 44

PARCEL II

Shelby County Parcel ID 13-5-15-1-001-020.001, described as:

COM INT S LN CSX RR & C/L PRAIRIE BRANCH CRK NELY1009.5 TO POB NE370.49 SW290



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Real Estate Sales Validation Form

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

Grantor's Name Peltown Realty, LLP
Mailing Address 19 Ridge Drive
Birmingham, AL 35213

Grantee's Name Upton Holdings, LLC
Mailing Address 2140 11th Avenue South, Ste. 405
Birmingham, AL 35205

Property Address 2101 Magnolia Avenue
Birmingham, AL 35205

Date of Sale December 30, 2019
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 644,400

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 Statutory Warranty Deed

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.

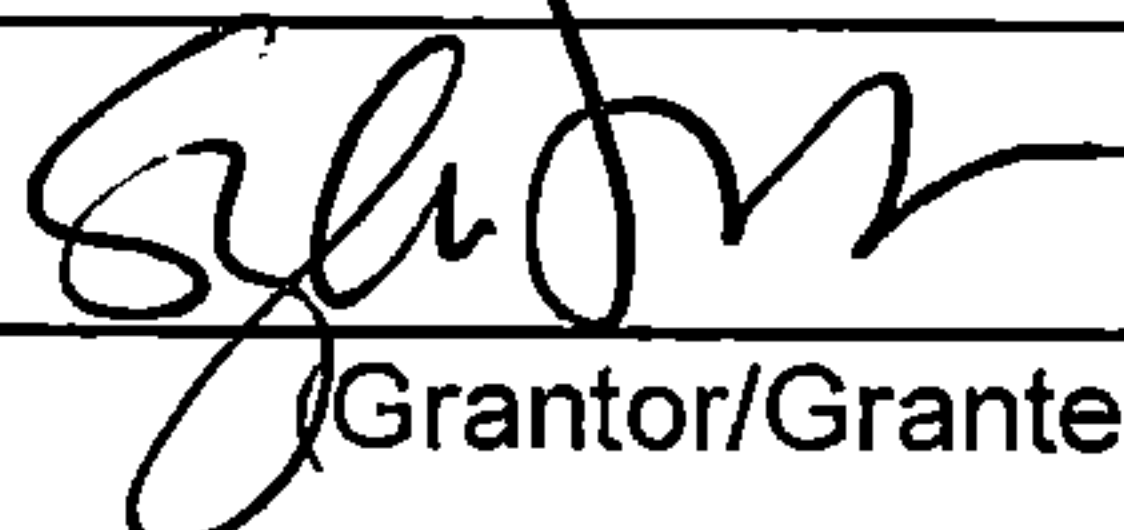
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 12/31/19

Print Sylvion S. Moss

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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