

SEND TAX NOTICE TO:
JAMES R POWERS PROPERTIES, LLC
c/o Jim Powers
5767 Chestnut Trace
Hoover, AL 35244

Instrument Prepared by:
Jon J. Rutledge, LLC
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

(THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE)

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

THIS INDENTURE, Made and entered into on this the 26 day of December, 2019, but not legally effective until January 1, 2020, by and between SOUTHERN LANDMARK DEVELOPMENT, LLC, Grantor, and JAMES R POWERS PROPERTIES, LLC, hereinafter referred to as "Grantee".

WITNESSETH: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by said Grantee unto said Grantor, the receipt of which sum of money is hereby acknowledged, the said Grantor has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of the SE 1/4 of Section 25, Township 19 South. Range 3 West, more particularly described as follows:

Commence at the Southeast corner of said 1/4 1/4 section; thence run West along the South line of same for 435.55 feet (record 435.80 feet) to the point of beginning; thence 83 deg. 25 min. 31 sec. right (record 83 deg. 30 min. 00 sec. right) and run Northeasterly for 82.34 feet (record 82.3 feet); thence 76 deg. 15 min. 00 sec. right and run Northeasterly for 327.90 feet (record 318.0 feet) to a point on the Westerly right of way line of Shelby County Highway 275; thence 74 deg. 38 min. 49 sec. right (record 72 deg. 35 min., 00 sec. right) and run Southeasterly along said right of way line of for 149.69 feet; thence 90 deg. 00 min. 00 sec. right and run Southwesterly for 10.00 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly along said right of way line for 84.10 feet to a point on the South line of said 1/4 1/4 Section; thence 125 deg. 40 min. 40 sec. right and run West along said 1/4 1/4 Section line for 426.25 feet to the point of beginning; being situated in Shelby County, Alabama

SUBJECT TO: (1) Current taxes due, if any, and taxes for subsequent years; (2) Easements, rights-of-way and restrictions of record, if any; (3) Rights of lessees under outstanding leases, if any.

All said lands lying and being situated in Shelby County, Alabama.

SOURCE OF TITLE: Being the same property conveyed to Southern Landmark Development, LLC, by Warranty Deed from Southern Landmark Inc., dated June 2, 1997 and recorded July 31, 1997, in Instrument Number 1997-23970, in said Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said JAMES R POWERS PROPERTIES, LLC, its successors and assigns forever.

And for the consideration aforesaid, said Grantor hereby covenants with said Grantee that it is seized of a good and indefeasible estate in fee simple in and to said real estate; that it has a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that it will, and its successors and assigns shall forever warrant and defend the title to said real estate unto said Grantee, its successors and assigns, from and against the lawful title, claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the undersigned SOUTHERN LANDMARK DEVELOPMENT, LLC has caused its name to be hereunto signed by Michael L. Wood, its Managing Member, with full authority in the premises on this the day and year first hereinabove written.

SOUTHERN LANDMARK DEVELOPMENT, LLC


MICHAEL L. WOOD, Its Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. WOOD, whose name as Managing Member of SOUTHERN LANDMARK DEVELOPMENT, LLC, 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 said conveyance he, as such officer, executed the same for and as the act of said LLC, with full authority in the premises.

Given under my hand and seal of office this the 26 day of December, 2019.



Notary Public
My Commission Expires: 7-17-2022

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

~~SOUTHERN LAND MARK~~
~~DEVELOPMENT LLC~~
~~111 AOWENS PARKWAY~~
~~PELHAM, ALA.~~

Grantee's Name
Mailing Address

~~JAMES R. POWERS~~
~~PROPERTIES LLC~~
~~5762 CHESTNUT~~
~~TRAIL~~
~~HOOPER, ALA.~~
~~35244~~

Property Address

~~PARCEL ID 35244 11-7-25-4-001-021-000~~
~~2040 OLD MONTGOMERY~~
~~HWY~~
~~PELHAM AL~~
~~35124~~

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

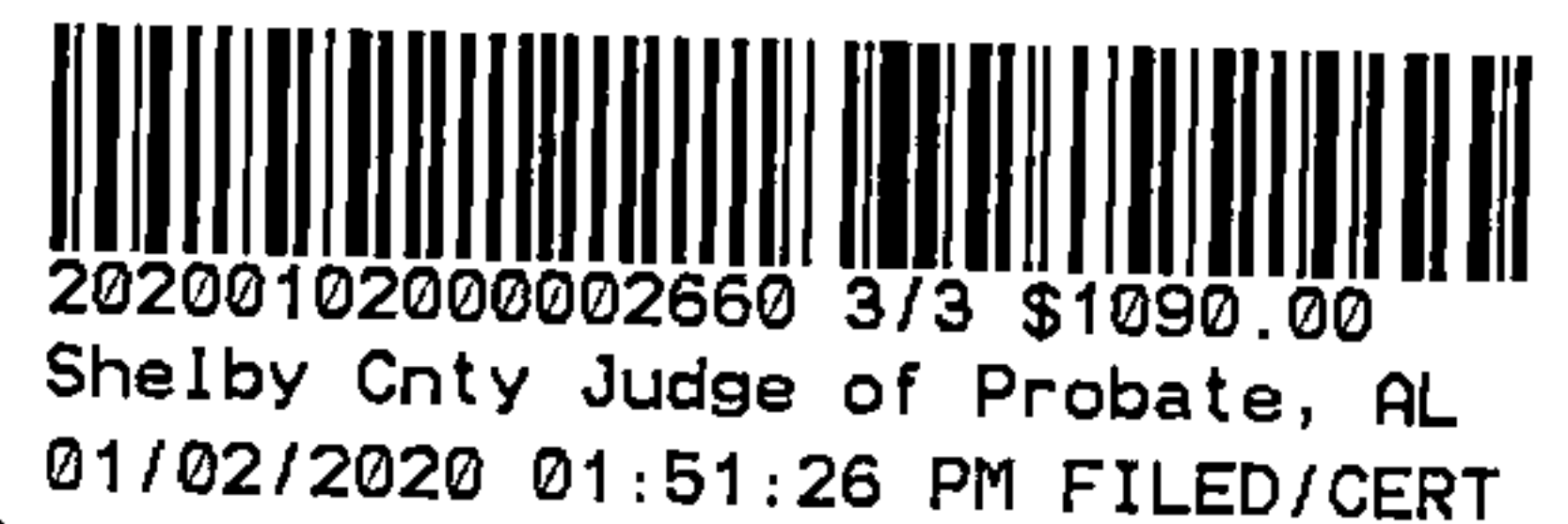
Assessor's Market Value \$ 1,061,240

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$1062.00

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 1-02-20

Print JAMES R. POWERS

☐ Unattested

(verified by)

Sign James R. Powers

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1