

SEND TAX NOTICE TO:
SOUTHERN LANDMARK, LLC
c/o Mike Wood
111A Owens Parkway
Pelham, AL 35124

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, INC., Grantor, and SOUTHERN LANDMARK, 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:

Parcel III Court Way Pelham

Part of the SW ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama. More particularly described as follows:

Commence at the SE corner of the SW ¼ of SW ¼ of said section, thence run west along the South line of said section for 322.13 feet, thence turn an angle to the right of 121°15'55" and run northeasterly for 572.60 feet to a point; thence continue along same course for a distance of 38.39 feet to a point; thence, turn an angle to the left of 00°28'55" and run 118.05 to a point, said point being the intersection of the northerly Right of Way line of Court Way; recorded in Map Book 17, Page 104, in the Probate Judge's Office of Shelby County, Alabama and the easterly Right of Way of Village Place; thence continue along the same course for 107.32 feet and easterly Right of Way of Village Place and westerly line of said Parcel I to a point; thence turn an angle to the right of 85°44'07" and run southeasterly for 375.28 to a point of the westerly Right of Way of Pelham Parkway / U.S. Highway No. 31; thence turn an angle to the right of 90°00'00" and run southeasterly along said westerly Right of Way of Pelham Parkway / U.S. Highway No. 31 for 140.02 feet to the intersection of the westerly Right of Way of Pelham Parkway / U.S. Highway No. 31 and the southerly Right of Way of said Court Way; thence continue along

same course and westerly Right of Way of Pelham Parkway / U.S. Highway No. 31 for 123.00 feet to a point; thence turn an angle to the right of 90°00'00" and run northwesterly for 151.02 feet to the Point of Beginning of Parcel III; thence turn an angle to the right of 89°59'16" and run northeasterly for 123.00 feet to a point on the southerly Right of Way of Court Way; thence turn an angle to the left of 90°00'44" and run northwesterly along the southerly Right of Way of Court Way for 118.85 feet to a point; thence turn an angle to the left of 89°31'00" and run southwesterly for 123.00 feet; thence turn an angle to the left of 90°29'00" and run southeasterly for 119.89 feet to the Point of Beginning. Said Parcel III contains 14,683 square feet or .34 acres, more or less.

SUBJECT TO: (1) Current taxes due, if any, and taxes for subsequent years; (2) Easements, rights-of-way, restrictions or exceptions 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, Inc., by Warranty Deed from Roy L. Martin, Ferrell Wood and Bernard Cohen, dated April 8, 1992 and recorded May 5, 1992, in Instrument Number 05/05/1992-7103, 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 SOUTHERN LANDMARK, 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, INC. has caused its name to be hereunto signed by Michael L. Wood, its President, with full authority in the premises on this the day and year first hereinabove written.

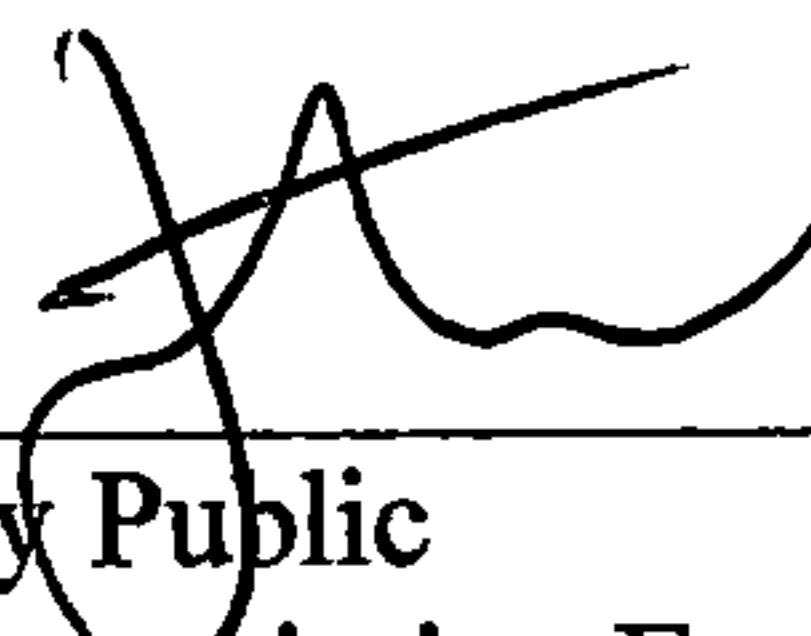
SOUTHERN LANDMARK DEVELOPMENT, INC.


MICHAEL L. WOOD, Its President

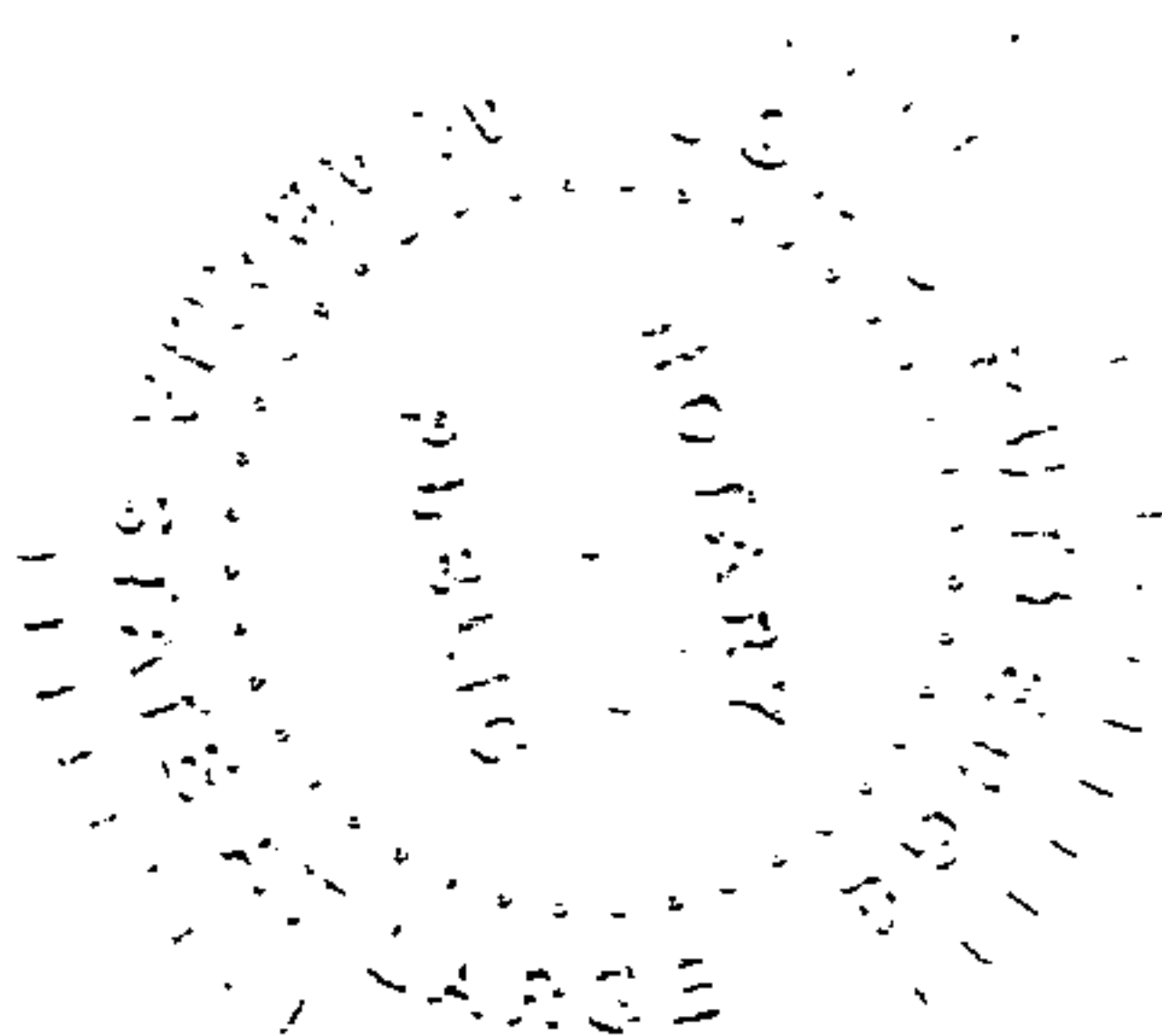
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. WOOD, whose name as President of SOUTHERN LANDMARK DEVELOPMENT, INC., 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



20200102000002950 3/4 \$245.50
Shelby Cnty Judge of Probate, AL
01/02/2020 02:16:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Southern Landmark Development, Inc. Grantee's Name Southern Landmark LLC
Mailing Address 111-A Owens Parkway Mailing Address 111-A Owens Parkway
Birmingham, AL. Birmingham, AL.
35244 35244

Property Address 105 Court Way
Pelham AL

Date of Sale 1-2-28

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 214,483.00



20200102000002950 4/4 \$245.50
Shelby Cnty Judge of Probate, AL
01/02/2020 02:16:24 PM FILED/CERT

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 _____

Print

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1