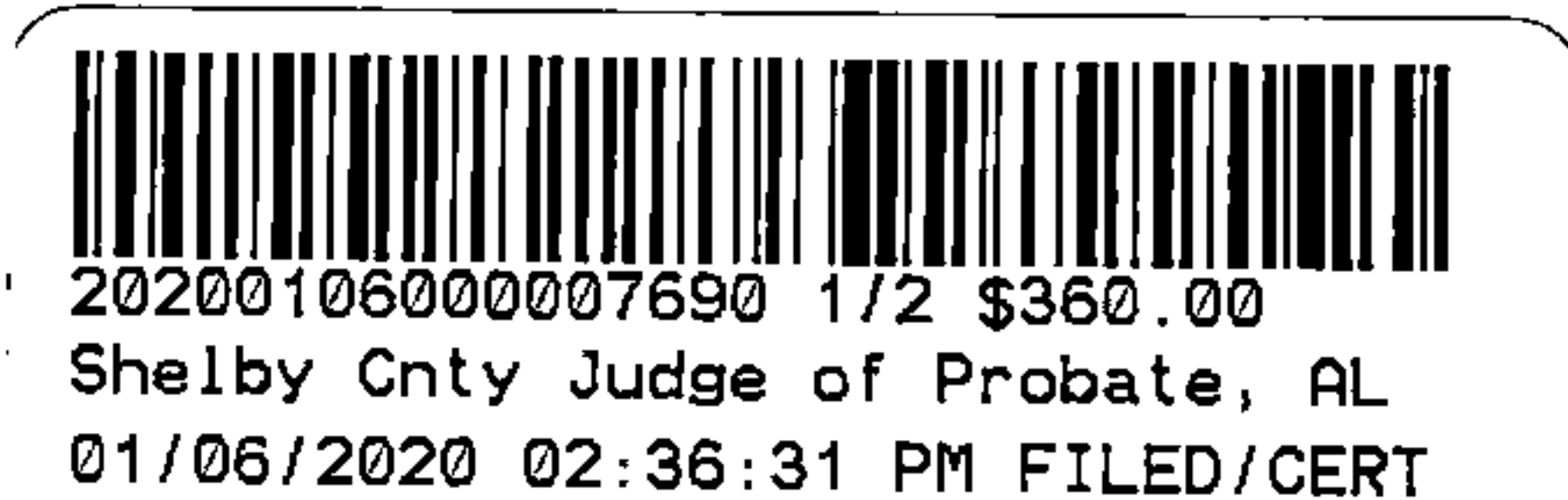


SEND TAX NOTICE TO:
T 3 Properties, LLC
200 Airport Commons
Calera, AL 35040

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242



WARRANTY DEED

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

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Ellis H. Till, III** and spouse, **Debra G. Till** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **T 3 Properties, LLC**, an Alabama limited liability company (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of Airport Commons, as recorded in Map Book 36, Page 139, in the Probate Office of Shelby County, Alabama.

Together with a 50-foot easement known as Airport Commons Drive for ingress/egress as shown on map recorded in Map Book 36, 139, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is not the homestead of the Grantor.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of January, 2020.

Ellis H. Till, III

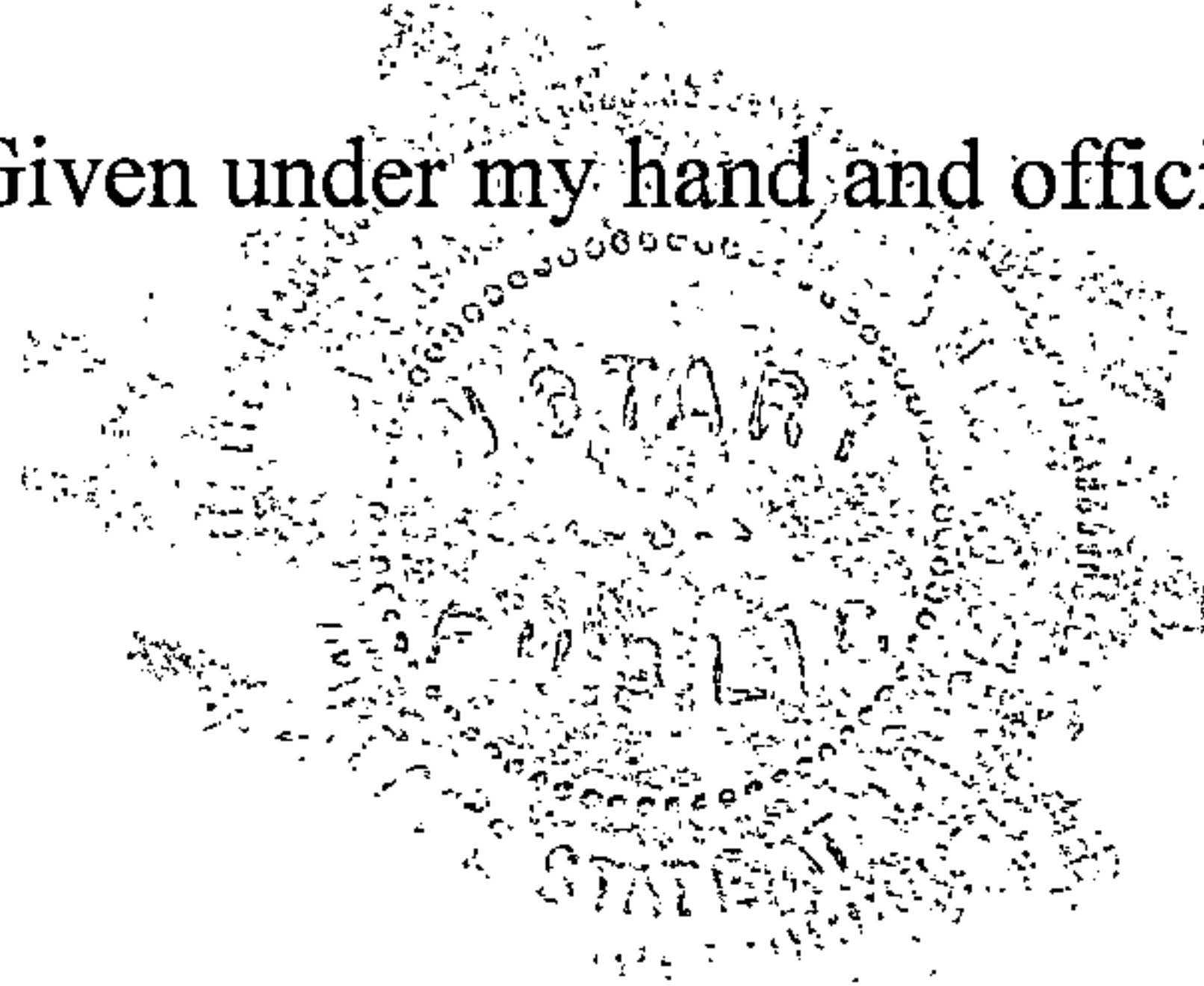
Debra G. Till

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Ellis H. Till, III and Debra G. Till, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2020.



Notary Public
My Commission Expires: 9-30-2023

Real Estate Sales Validation Form

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

Grantor's Name Ellis H. Till, III
Mailing Address P. O. Box 39034
Birmingham, AL 35208

Grantee's Name T 3 Properties, LLC
Mailing Address 200 Airport Commons
Calera, AL 35040

Property Address 200 Airport Commons
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 335,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

Shelby County, AL 01/06/2020
State of Alabama
Deed Tax: \$335.00

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


20200106000007690 2/2 \$360.00
Shelby Cnty Judge of Probate, AL
01/06/2020 02:36:31 PM FILED/CERT

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 1.2.20

Print A. Eric Johnston

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one