

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison BLVD
Hueytown, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY FIVE THOUSAND (\$55,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Claude R. Williams and Doris Jeannine Houston Williams**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, L.L.C.**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at a found 3 inch capped pipe corner that represents the southwest corner of the southwest quarter of the northwest quarter of Section 28, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 01 degree 28 minutes 19 seconds West along the west line of said quarter-quarter a distance of 196.74 feet to a set rebar corner; thence run North 86 degrees 43 minutes 18 seconds East a distance of 635.20 feet to a set rebar corner on the West margin of Shelby County Highway No. 17 in a curve to the left having a central angle of 07 degrees 20 minutes 46 seconds and a radius of 2,147.00 feet; thence run southerly along the arc of said highway curve an arc distance of 275.27 feet to a corner on the south line of said southwest quarter of the northwest quarter; thence run South 89 degrees 51 minutes 00 seconds West along said quarter-quarter line a distance of 666.20 feet to the point of beginning, containing 3.80 acres, more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and


20200306000090390 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
03/06/2020 03:44:10 PM FILED/CERT

Shelby County, AL 03/06/2020
State of Alabama
Deed Tax: \$55.00

except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4 day of MARCH, 2020.

Claude R. Williams
Claude R. Williams

Doris Jeannine Houston Williams
Doris Jeannine Houston Williams

STATE OF ALABAMA
SHELBY COUNTY

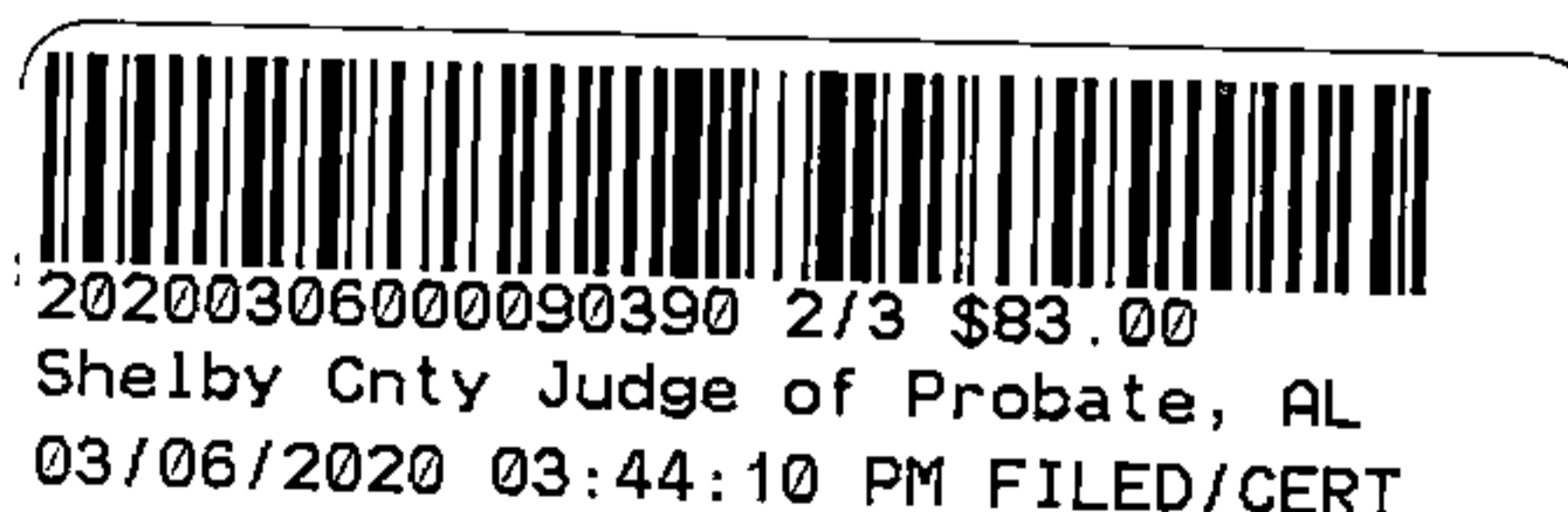
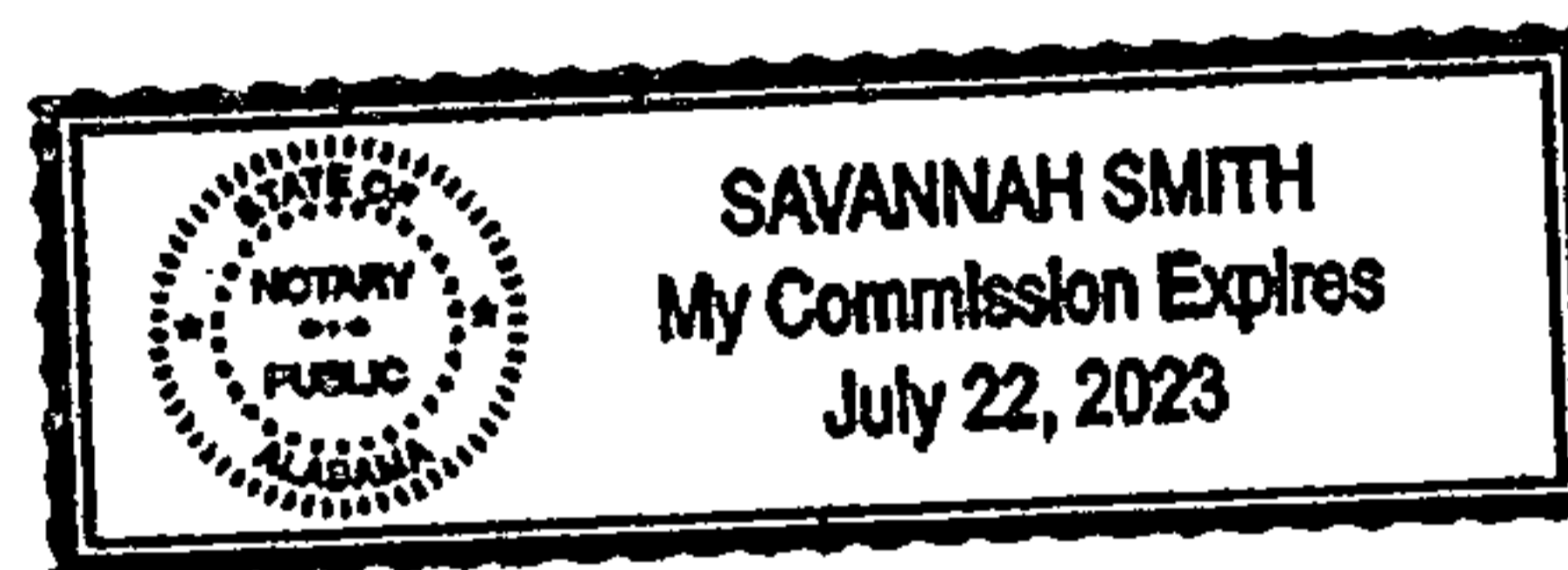
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Claude R. Williams** and **Doris Jeannine Houston Williams**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of MARCH, 2020.

[Signature]
Notary Public

My Commission Expires: JULY 22, 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 Claude R. Williams
Mailing Address Doris Jeannine Houston Williams
5301 Sunrise Dr.
Birmingham, AL 35242

Grantee's Name Western REI, L.L.C.
Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023

Property Address +3.8 acres HWY 17
Montevallo, AL 35115

Date of Sale 03/04/2020
Total Purchase Price \$ 55,000.00

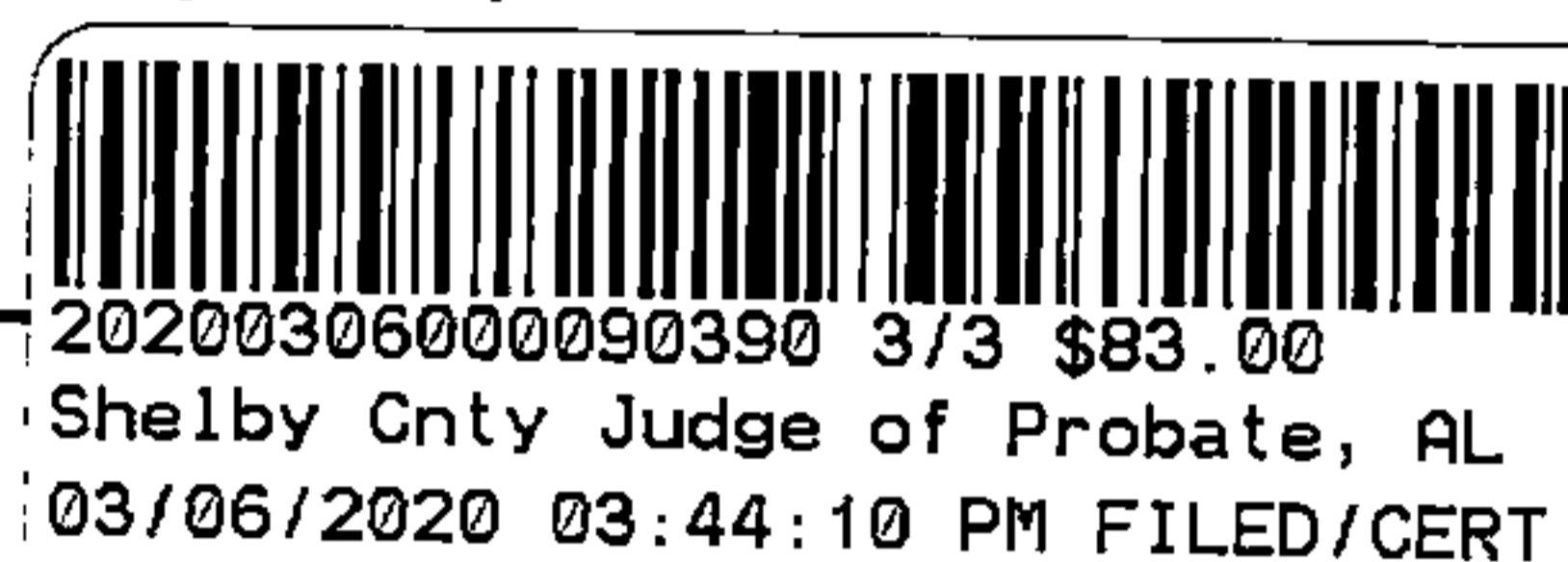
or
Actual Value \$

or
Assessor's Market Value \$

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 03/04/2020

Print Justin Smitherman

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1