

**This instrument prepared by:**  
Melissa Kessler Smith  
Smith Kessler Smith, LLC  
1550 West 2<sup>nd</sup> Street, Suite A4  
Gulf Shores, Alabama 36542

**Send Tax Notice To:**  
creACTive Holdings, LLC  
200 1st Street S  
Prichard AL 36007

## GENERAL WARRANTY DEED

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Roy Frazier, a married man** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **creACTIVE Holdings, LLC** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Starting at the Northeast corner of Section 2, Township 21 South, Range 3 West and proceeding Westerly along the section line a distance of 894 feet to an iron pin on the Eastern edge of the right-of-way of the Louisville & Nashville Railroad Company, the North bound tract; thence South along the Eastern edge of said L & N Railroad Company's right-of-way a distance of 356 feet, more or less, to a well established gully on the Eastern edge of said railroad right-of-way; thence Easterly a distance of 124 feet to the Western edge of the new Birmingham-Montgomery Highway, being a point squarely on center line of a concrete culvert under said highway; thence Southerly along the Western edge of said highway a distance of 123 feet to the Point of Beginning of the hereinafter described lands: thence starting at said point of beginning as last named, and proceeding Southerly along the Western edge of said Birmingham-Montgomery Highway a distance of 100 feet; thence Westerly a distance of 114 feet, more or less, to the Eastern edge of said L & N Railroad Company's right-of-way North bound track; thence North along the Eastern edge of said L & N Railroad Company's right-of-way a distance of 110 feet; thence Easterly to the Point of Beginning. Said land located in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West.

Less and Except: From the Northeast corner of Section 2, Township 21 South, Range 3 West, go West along the section line 864.90 feet in the East right-of-way line of the L & N Railroad's North bound track; thence left 83 degrees 04 minutes 34 seconds and Southerly along the East right-of-way of said railroad 549.57 feet to an iron for the Point of Beginning; thence left 98 degrees 01 minutes 47 seconds along the line mid-way between buildings occupied by Walker Stone and Stone Are Construction Company, a distance of 98.95 feet to the Westerly right-of-way line of Highway 231; thence right an angle of 90 degrees 12 minutes 28 seconds and Southerly along the Westerly road right-of-way line a distance of 29.50 feet to the Northeast corner of Lot Number 17 of the Buck Creek Cotton Mill Subdivision as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 3, Page 9; thence right an angle of 87 degrees 21 minutes 00 seconds along the North line of said Lot 17 a

distance of 97.05 feet to an iron on the Easterly right-of-way of said L & N Railroad; thence right an angle of 89 degrees 14 minutes 01 seconds and Northerly along the East right-of-way of said L & N Railroad a distance of 33.69 feet to the Point of Beginning. Lying in the Northeast quarter of the Northeast quarter of Section 2, Township 21 South, Range 3 West, in the City of Alabaster, Shelby County, Alabama.

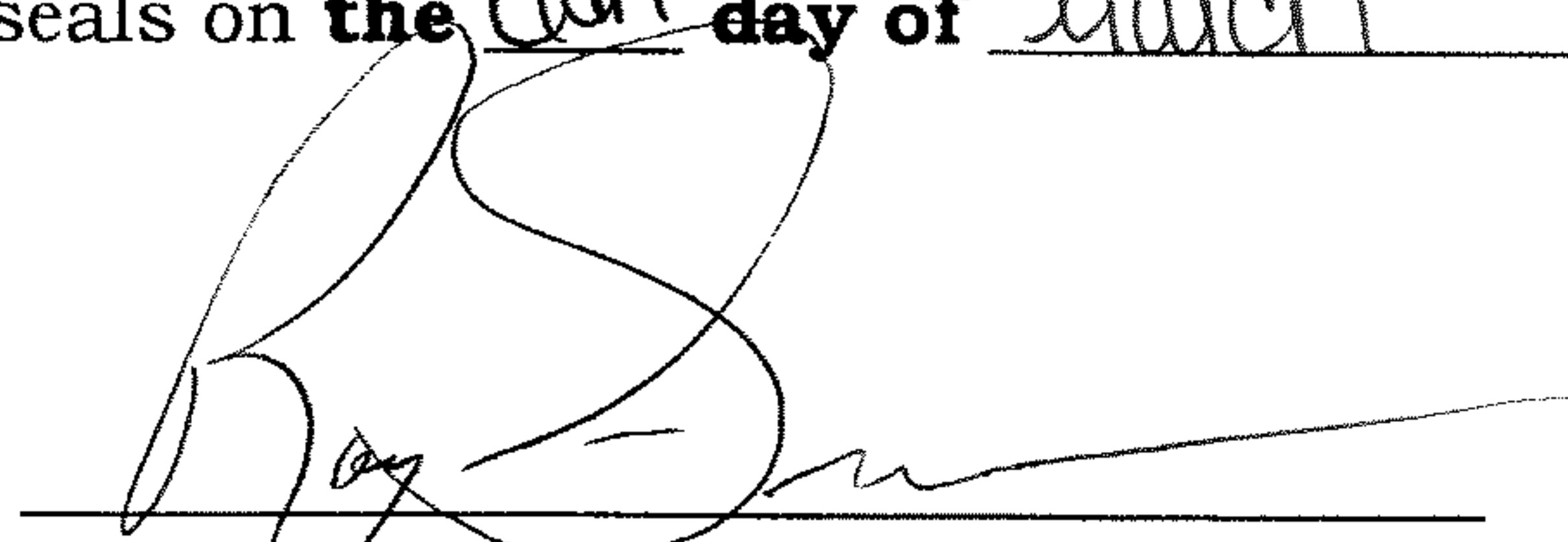
NOTE: \$90,000.00 of the above purchase price was obtained by a purchase money mortgage executed and recorded simultaneously herewith.

NOTE: The property described herein is not the homestead of the Grantor nor his spouse.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, as recorded in the Office of the Judge of Probate for Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

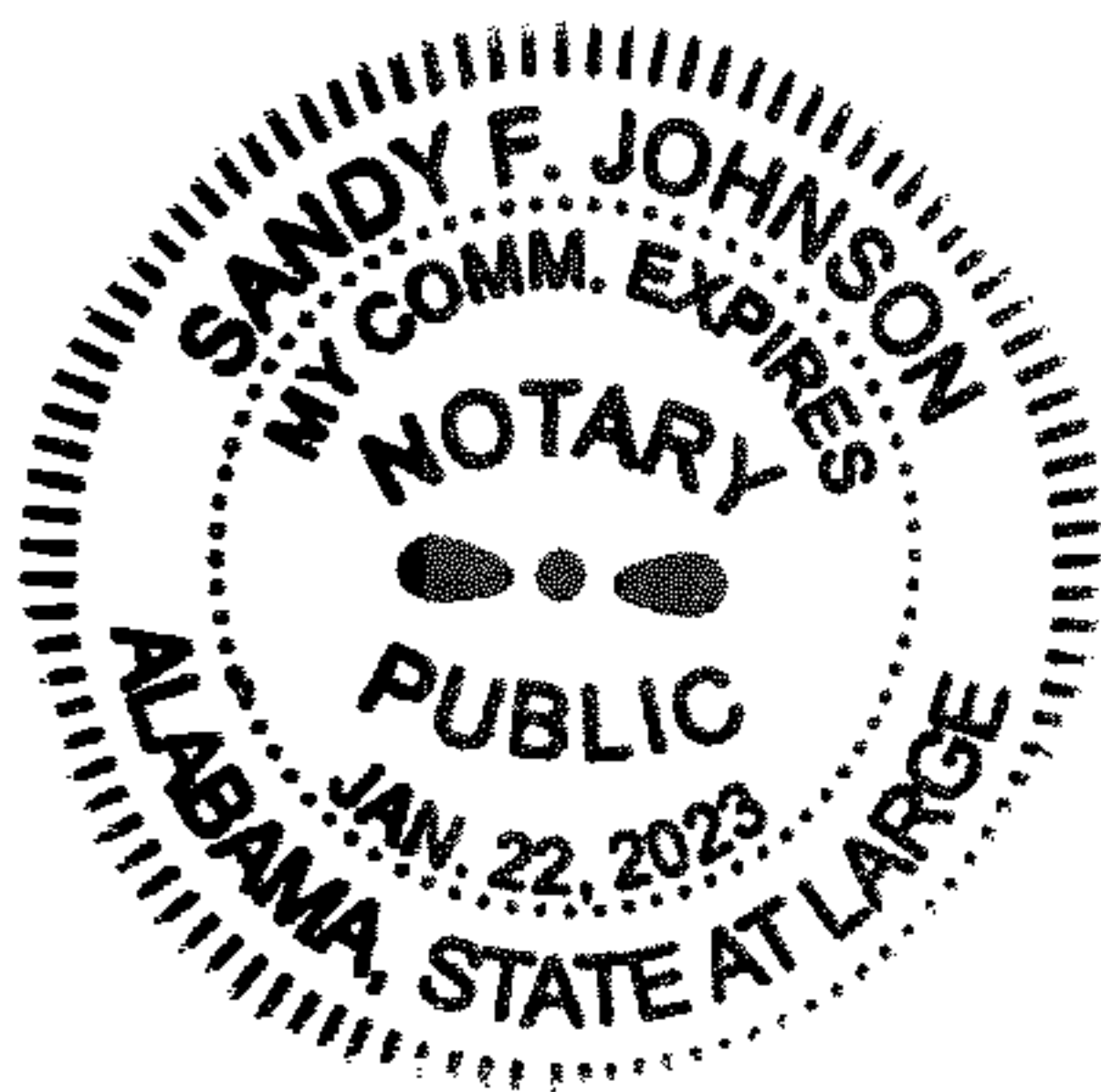
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on the 10th day of March, 2020.

  
\_\_\_\_\_  
Roy Frazier

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Roy Frazier, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 10th day of March, 2020.



Sandy F. Johnson  
Notary Public  
Printed Name: Sandy F. Johnson  
My Commission Expires: 1/22/2023

Property Address:  
200 1<sup>st</sup> Street South  
Alabaster, Alabama 35007

Grantor's Address:  
895 Hwy 107  
Montevallo, AL 35115

Grantee's Address:  
200 1<sup>st</sup> St S  
Alabaster, AL 35007

## Real Estate Sales Validation Form

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

Grantor's Name Roy Frazier  
 Mailing Address 895 Hwy 107  
Montevallo AL 35115

Grantee's Name creACTIVE Holdings, LLC  
 Mailing Address 200 1st St S  
Alabaster AL 35007

Property Address 200 1st Street South  
Alabaster, AL 35007-8996

Date of Sale February 28, 2020  
 Total Purchase Price \$100,000.00

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    Appraisal  
X Sales Contract    Other  
   Closing Statement

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 of the assessor's current market value.

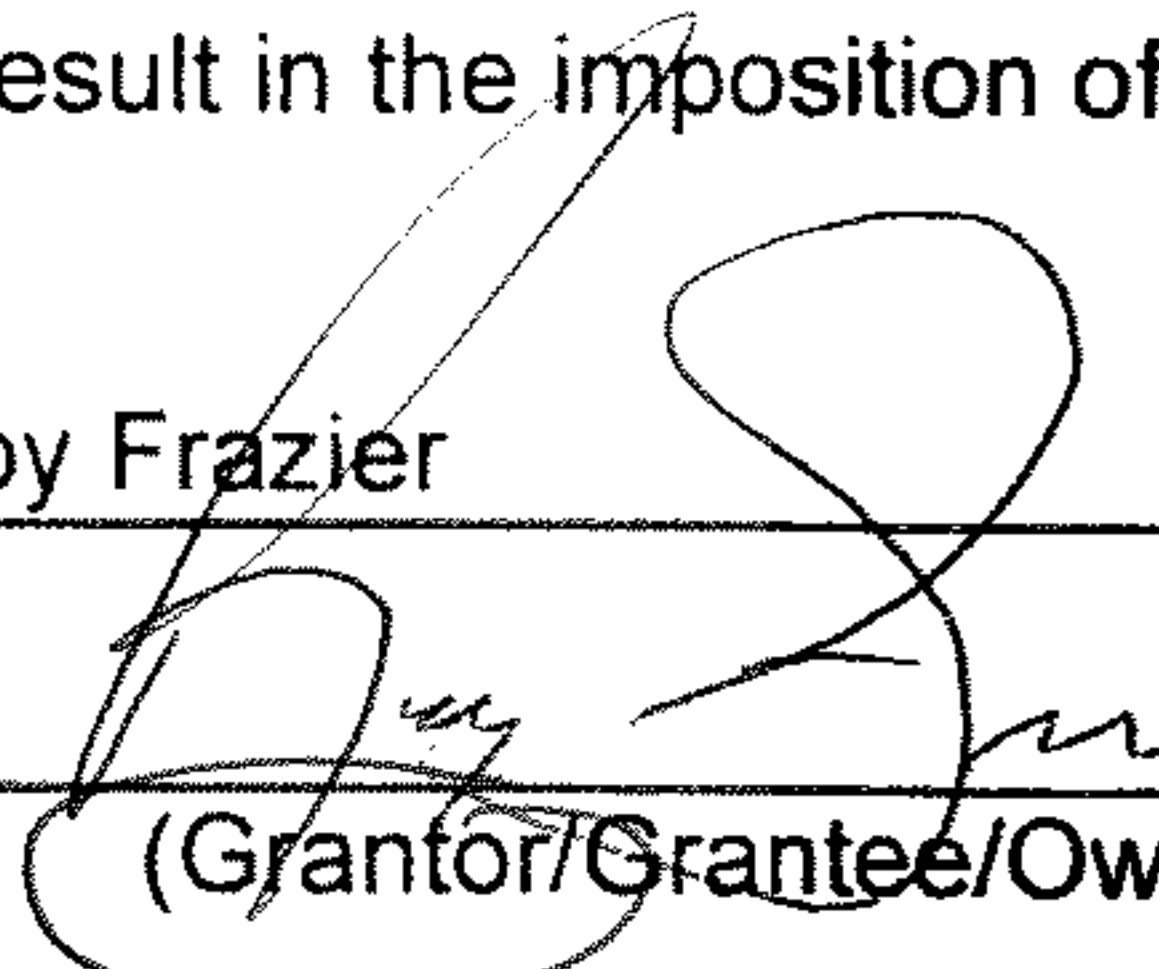
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 3/6/2020

Print Roy Frazier

   Unattested

Sign 

   (verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/12/2020 11:52:02 AM  
 \$41.00 CHERRY  
 20200312000098680

*Ann S. Boyd*