

20200401000127120

04/01/2020 10:42:51 AM

DEEDS 1/5

A MORTGAGE ENCUMBERING THE PROPERTY IN THE PRINCIPAL AMOUNT OF \$460,000.00 IS BEING FILED CONTEMPORANEOUSLY HERewith AND THEREFORE NO DEED TAX IS DUE. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$690.00.

Send Tax Notice To:  
TCH Holdings, L.L.C.  
1380 McCain Parkway  
Pelham, AL 35124

This instrument prepared by:  
Angie Godwin McEwen  
Butler Snow LLP  
1819 Fifth Avenue North, Suite 1000  
Birmingham, Alabama 35203  
(205) 297-2200

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that **NICHOLS CONCRETE EQUIPMENT CO., INC.**, an Alabama corporation ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto **TCH HOLDINGS, L.L.C.**, an Alabama limited liability company ("Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto:

Subject to the following:

1. Taxes and assessments for the year 2020 and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantor;
3. Easement(s) as shown by recorded map;
4. Declaration of Protective Covenants for Saginaw Commercial Park as recorded in Book 2001, page 29295, in the Probate Office of Shelby County, Alabama;
5. Grant of Land with Restrictive Covenants appearing of recorded in Instrument 20050203000056260, in the Probate Office of Shelby County, Alabama;
6. Easement to Alabama Power Company recorded in Instrument 20050204000056270, in the Probate Office of Shelby County, Alabama;
7. Easements, restrictions, and matters of record;
8. Current zoning restrictions; and

9. Matters that would be disclosed by an accurate survey and inspection of the land;

(the "Property").

**TO HAVE AND TO HOLD** the Property unto Grantee and its successors and assigns, forever.

And Grantor does for itself, and its successors and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances identified herein, and that Grantor and its successors and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

20200401000127120 04/01/2020 10:42:51 AM DEEDS 3/5

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed this 31<sup>st</sup> day of March, 2020.

**GRANTOR:**

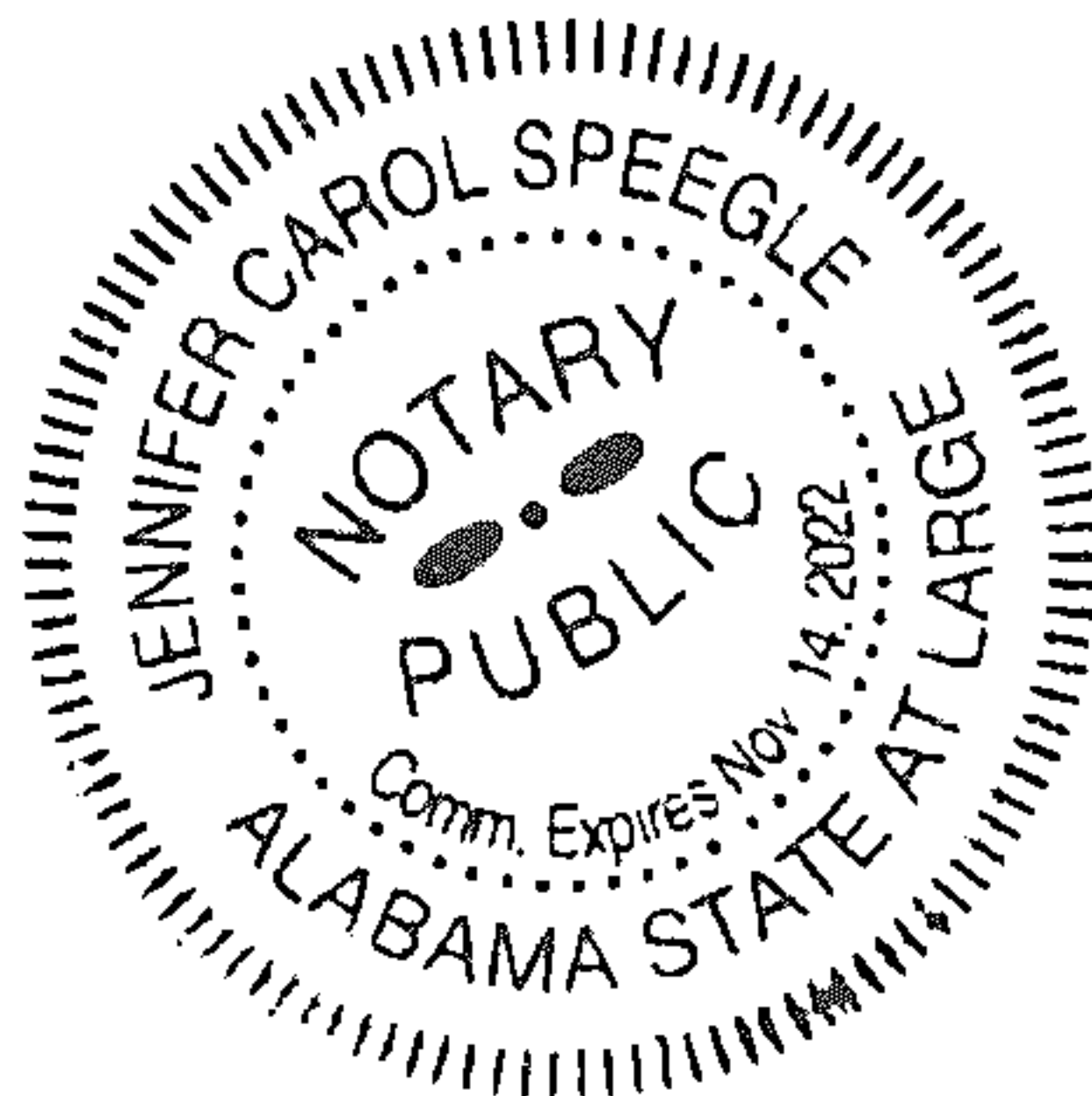
**NICHOLS CONCRETE EQUIPMENT CO., INC.,** an Alabama corporation

By: [Signature]  
James R. Hicks  
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 James R. Hicks, whose name as President of **Nichols Concrete Equipment Co., Inc.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

GIVEN under my hand and official seal this 31<sup>st</sup> day of March, 2020.



[Signature]  
Notary Public  
My Commission Expires: 11-14-2022

**Legal Description**

THE FOLLOWING PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA:

LOT 10, ACCORDING TO THE SURVEY OF FINAL PLAT SAGINAW  
COMMERCIAL PARK, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 60, IN  
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Nichols Concrete Equipment Co.  
 Mailing Address \_\_\_\_\_  
PO Box 454  
Pelham, AL 35124

Grantee's Name TCH Holdings, L.L.C.  
 Mailing Address 1380 McCain Parkway  
Pelham, AL 35124

Property Address 204 Cloverdale Circle  
Alabaster, AL 35007  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 3/31/2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 485,330.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Records  
☐ 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 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 March 31, 2021

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/01/2020 10:42:51 AM  
 \$59.50 CHERRY  
 20200401000127120

*Alexis S. Bayl*