

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
William Rankin McLure, IV
2229 2nd Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Eighty Five Thousand and 00/100 Dollars (\$585,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Forty-Three Investments, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

William Rankin McLure, IV

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

\$501,924.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2020 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

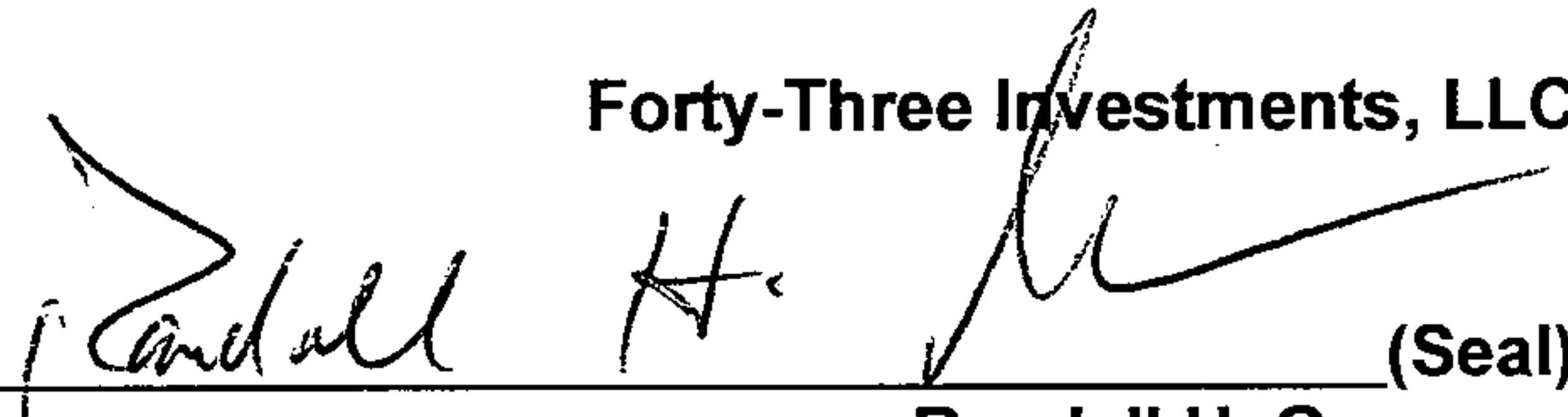
And Grantor does for itself and for its successors and assigns covenant with Grantee, **his** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

31st day of March, 2020.

Forty-Three Investments, LLC

BY:



(Seal)

Randall H. Goggans

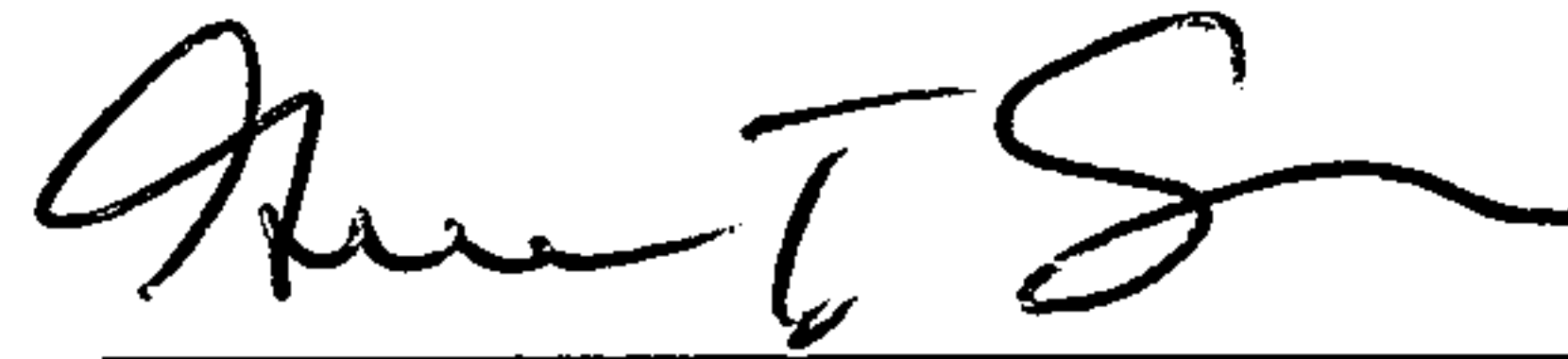
ITS: Managing Member

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans** as **Managing Member** of **Forty-Three Investments, LLC** 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 and with full authority as such **Managing Member**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2020.



Notary Public

My Commission Expires:

12/20/2021

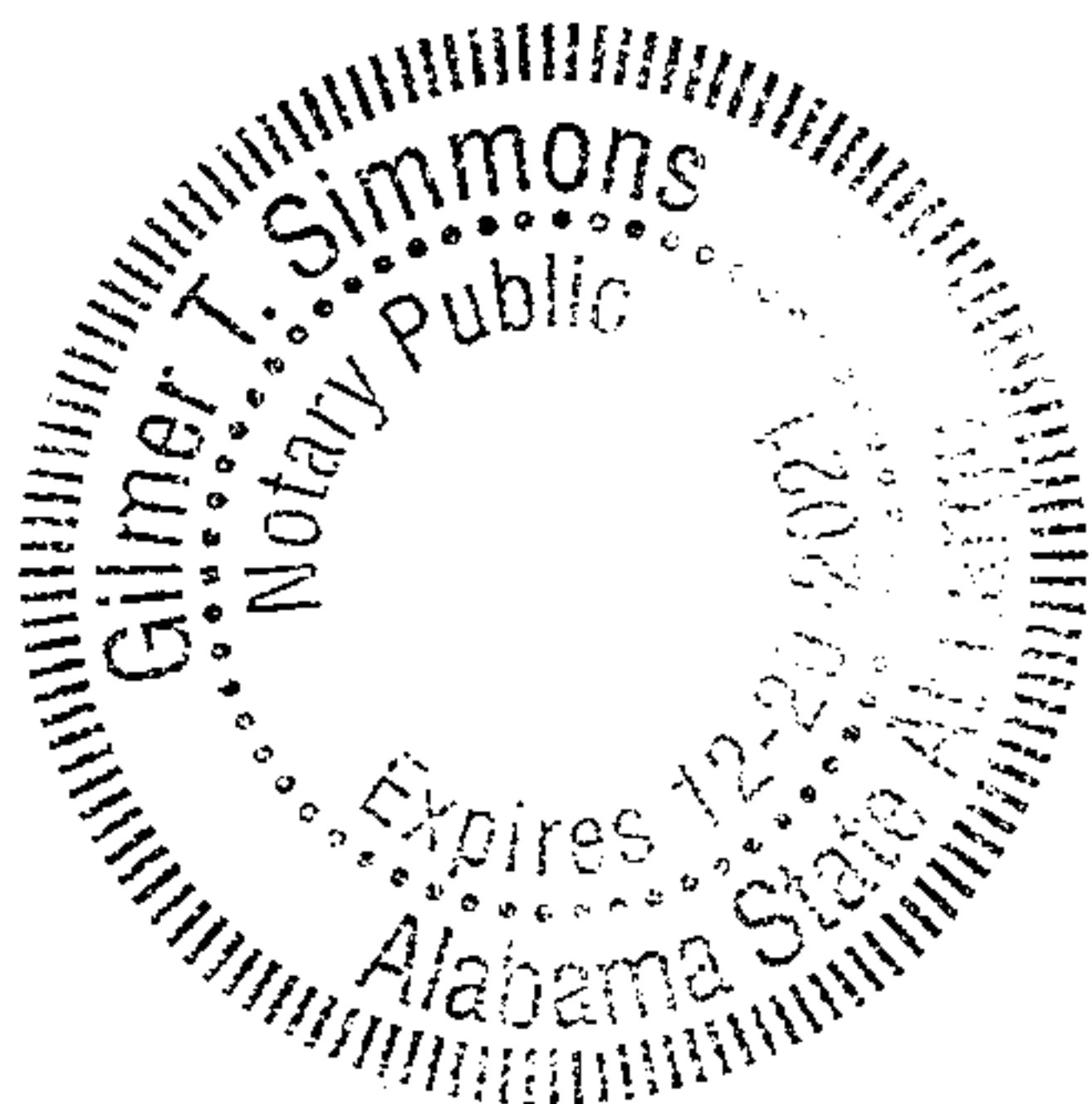


EXHIBIT A

Commence at the NE Corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 90 degrees 00' 00" W for a distance of 574.19'; thence S 89 degrees 55' 10" W for a distance of 451.00' to the Easterly R.O.W. line of Shelby County Highway 467, 80' R.O.W.; thence S 06 degrees 59' 51" E and along said R.O.W. line for a distance of 603.34' to a curve to the right, having a radius of 1949.85', and subtended by a chord bearing S 09 degrees 54' 17" W, and a chord distance of 1134.35'; thence along the arc of said curve and said R.O.W. line for a distance of 1150.98' to the point of beginning; thence S 88 degrees 46' 50" E and leaving said R.O.W. line for a distance of 1564.46'; thence S 01 degrees 53' 24" E for a distance of 903.04 feet; thence S 89 degrees 02' 44" W for a distance of 1115.26'; thence N 61 degrees 39' 54" W for a distance of 912.05' to the Easterly R.O.W. line of above said Highway 467; thence N 32 degrees 51' 43" E and along said R.O.W. line for a distance of 408.49' to a curve to the left, having a radius of 1949.85', and subtended by a chord bearing N 29 degrees 50' 19" E, and a chord distance of 205.67'; thence along the arc of said curve and said R.O.W. line for a distance of 205.77' to the point of beginning. Situated in 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 Name: **Forty-Three Investments, LLC** Date of Sale: **March 31st, 2020**Mailing Address: **1130 Highway 467****Vincent, Alabama, 35178**Total Purchase Price: **\$585,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1130 Highway 467****Vincent, Alabama, 35178**Grantee Name: **William Rankin McLure, IV**Mailing Address: **4320 7th Avenue South****Birmingham, AL, 35222**

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 _____☒ 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 Section 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 Section 40-22-1 (h).

Date: 3/31/2020Print: Gilmer T. Simon☐ UnattestedSign: Gilmer T. Simon

(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
 04/02/2020 01:34:40 PM
 \$114.50 JESSICA
 20200402000129420

Allen S. Bayl