

20200407000134860
04/07/2020 11:50:48 AM
DEEDS 1/4

This Instrument was Prepared by:

Arthur Cline
455 Black Acres Rd
Cropwell, AL 35054

Send Tax Notice To:

Arthur Cline
455 Black Acres Rd
Cropwell, AL 35054

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Vandiver Steel Fabrication, Inc.** (herein referred to as GRANTOR), does grant, bargain, sell and convey unto **NexGen Fab, LLC** (herein referred to as GRANTEE), the following described real estate situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, reservations and restrictions at record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of March, 2020.

Vandiver Steel Fabrication, Inc.

Arthur P. Cline

By: Arthur P. Cline, Its President and

Joseph M. Stange

By: Joseph M. Stange, Its Secretary

State of Alabama

} General Acknowledgment

Shelby County

I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Arthur P. Cline** whose name as **President of Vandiver Steel Fabrication, Inc.**, 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, as such officer and with full power and authority executed the same voluntarily on the day the same bears date as an act of said corporation.

Given under my hand and official seal, this the 20 day of March, 2020.

Lilla Jean Partridge
Notary Public
My Commission Expires: 10/27/20

State of Alabama

} General Acknowledgment

County *Shelby*

I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Joseph M. Stange** whose name as **Secretary of Vandiver Steel Fabrication, Inc.**, 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**, as such officer and with full power and authority executed the same voluntarily on the day the same bears date as an act of said corporation.

Given under my hand and official seal, this the 20 day of March, 2020

Lilla Jean Partridge
Notary Public
My Commission Expires: 10/27/20

EXHIBIT "A"
NexGen

A parcel of land situated in the SE ¼ of the NW ¼ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of the NW ¼ of Section 12, Township 18 South, Range 1 East, a 5/8 inch iron pin found in a rock pile, run S 1° 50' 46" W for 1324.36 feet to a 2 inch drive shaft found at the intersection of the north line of the SE ¼ of the NW ¼ with the west right of way line of Shelby County Hwy. 50, said right of way line lying 30 feet distance from the highway centerline; thence run S 0° 41' 57" E along said right of way for 107.49 feet to a ½ inch iron pin with yellow plastic cap set; thence continuing along said right of way run S 0° 00' 00" E for 99.74 feet (100.00 feet deed) to a ½ inch iron pin found; thence run N 89° 59' 34" W for 332.59 feet to a point in a pond; thence run S 0° 00' 45" E for 48.13 feet to a ½ inch iron pin with yellow plastic cap set and the POINT OF BEGINNING; thence run S 77° 16' 45" W for 91.74 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 44° 14' 20" W for 100.04 feet to a ½ inch iron pin with yellow plastic cap set at the beginning of a curve to the right, said curve having a radius of 49.37 feet and a central angle of 99° 47' 22" and run an arc distance of 85.98 feet to an iron pin set on the dam for a pond; thence turn a right deflection of 14° 38' 09" from the tangent of said curve and run along said dam N 12° 20' 09" W for 27.55 feet to a ½ inch iron pin with yellow plastic cap set; thence leaving said pond dam, run N 89° 13' 20" W for 87.78 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 0° 01' 54" E for 186.01 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 89° 57' 45" E for 413.62 feet to a ½ inch iron pin with yellow plastic cap set; thence run N 12° 06' 25" W for 256.71 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 77° 16' 45" W for 27.93 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressVandiver Steel Fabrication Inc.
955 Black Acres Rd
Cropwell, AL 35054Grantee's Name
Mailing AddressNexGen Fab, LLC
955 Black Acres Rd
Cropwell, AL 35054

Property Address

Date of Sale

Total Purchase Price

\$0.00 10,000.00

or

Actual Value

or

Assessor's Market Value

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2020 11:50:48 AM
\$41.00 CHERRY
20200407000134860Allen S. Byrd

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 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 Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one