

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY
ATTORNEY AT LAW
2720 Southview Terrace
VESTAVIA, AL 35216

SEND TAX NOTICES TO:

Qualified Exchange Titleholder (Series A-Z)
an Alabama Limited Liability Company,
Series "L"
P.O. Drawer 3889
Gulf Shores, AL 36547

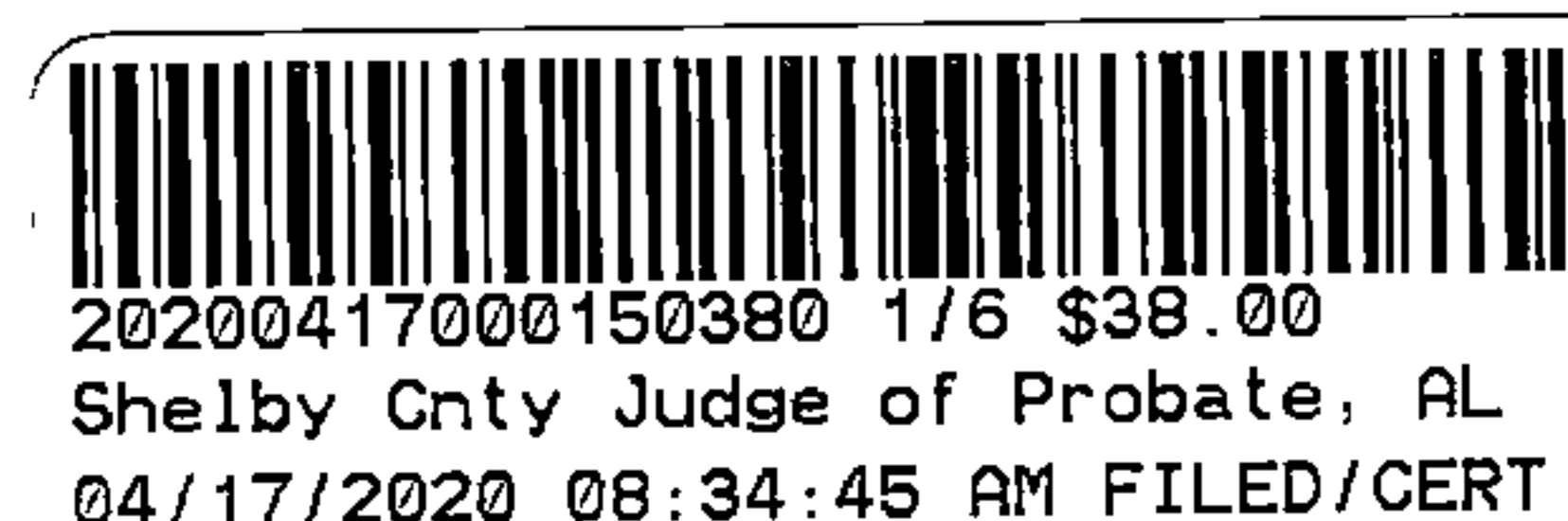
GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents: That in consideration on **ONE HUNDRED FIFTEEN THOUSAND & 00/100 (\$115,000)**. To the undersigned grantor, **Moore Oil Co., Inc.**, a corporation, in hand paid by **Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company with respects to Series "L"** the receipt of which is hereby acknowledge, the said **Moore Oil Co., Inc.** does by these presents grant, bargain, sell and convey unto the said **Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company with respects to Series "L"** the real estate, situated in **Shelby** County of Alabama, described as set out on Exhibit "1" attached hereto. A Purchase money mortgage of \$115,000.00 is recorded of even date.

To Have and to Hold, to the said **Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company with respects to Series "L"**, successors and assigns forever.

And said **Moore Oil Co. Inc.**, does for itself, its successors and assigns, covenant with said **Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company with respects to Series "L"**, successors and assigns, that is lawful seized in fee simple of said



premises, that they are free from all encumbrances unless otherwise noted above, that is a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Qualified Exchange Titleholder (Series A-Z), an Alabama Limited Liability Company, with respects to its Series "L", successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Moore Oil Co., Inc by its President, Ronald J. Moore who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of April, 2020.

Moore Oil Co., Inc. (Grantor)

By: Ronald J. Moore
Ronald J. Moore
as President of Moore Oil Co., Inc

By: Ronald J. Moore, Jr.
Ronald J. Moore, Jr.s
As Secretary of Moore Oil Co., Inc.

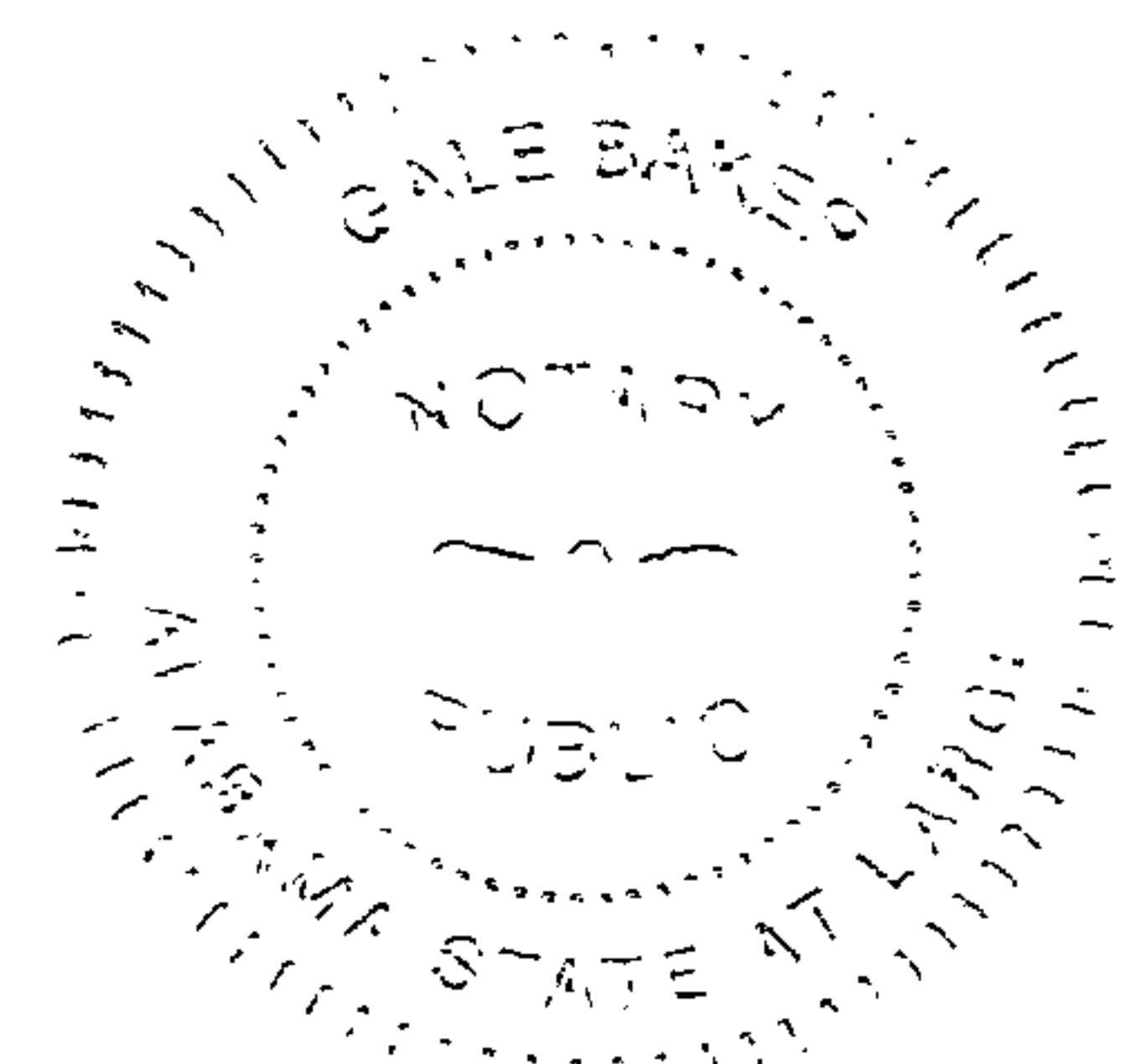
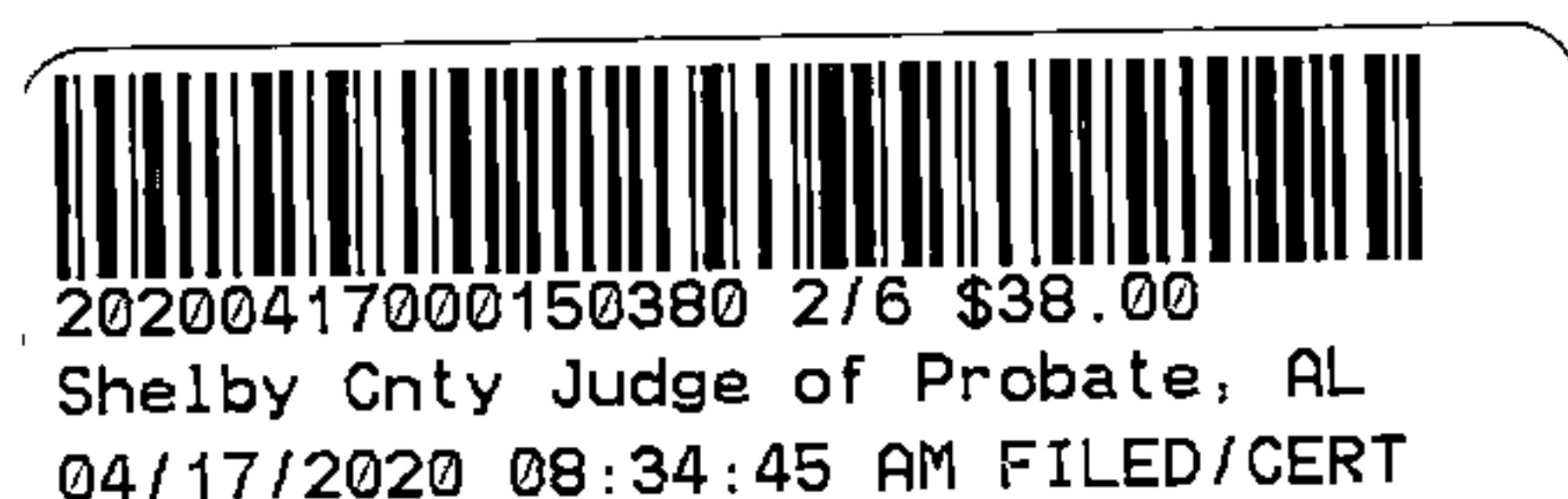
State of Alabama)
County of Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronald J. Moore, whose name as President of Moore Oil Co., 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 authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the ____ day of April, 2020..

Gale Baker
(Notary Public)

MY COMMISSION EXPIRES: 1/13/2021



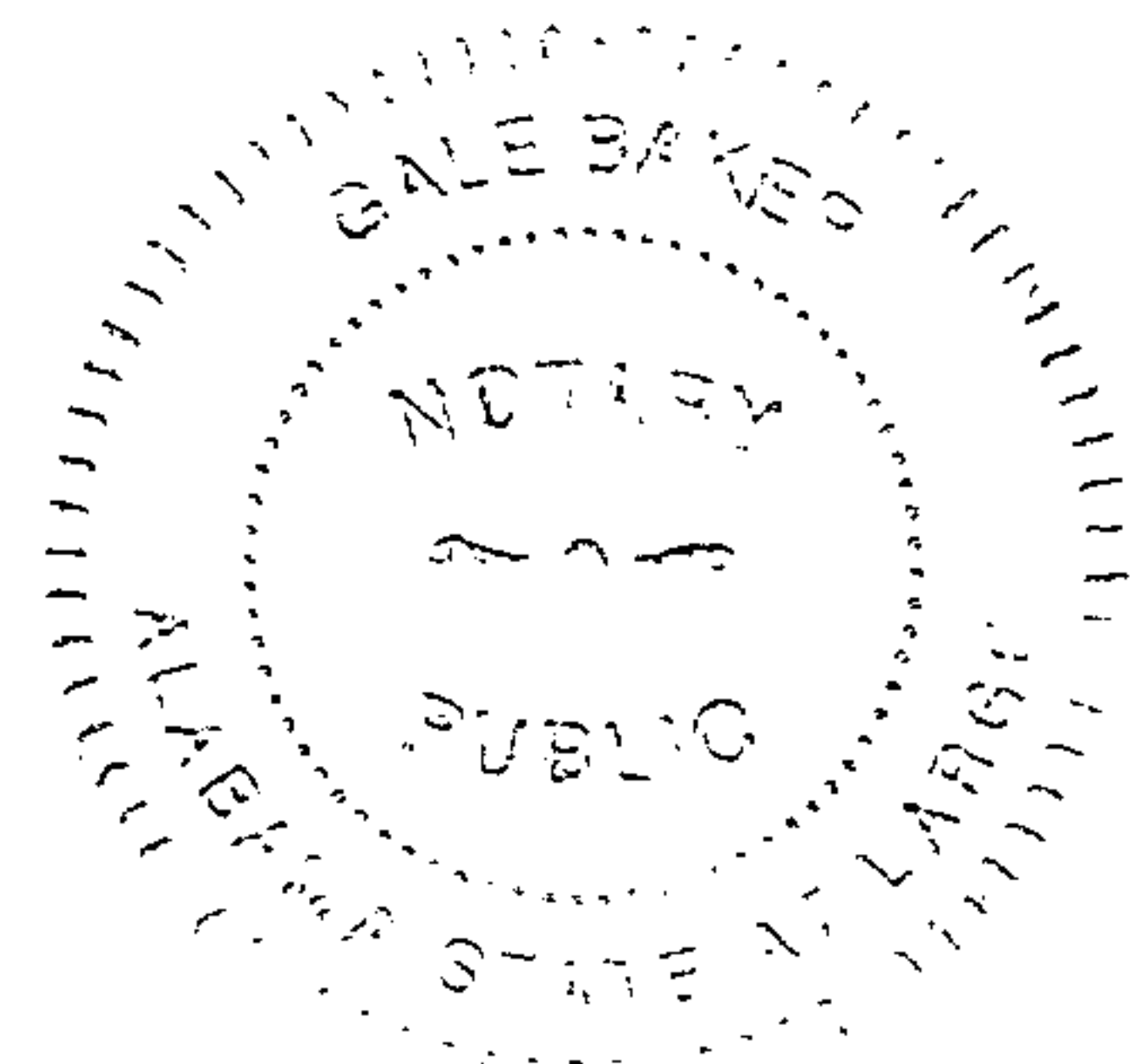
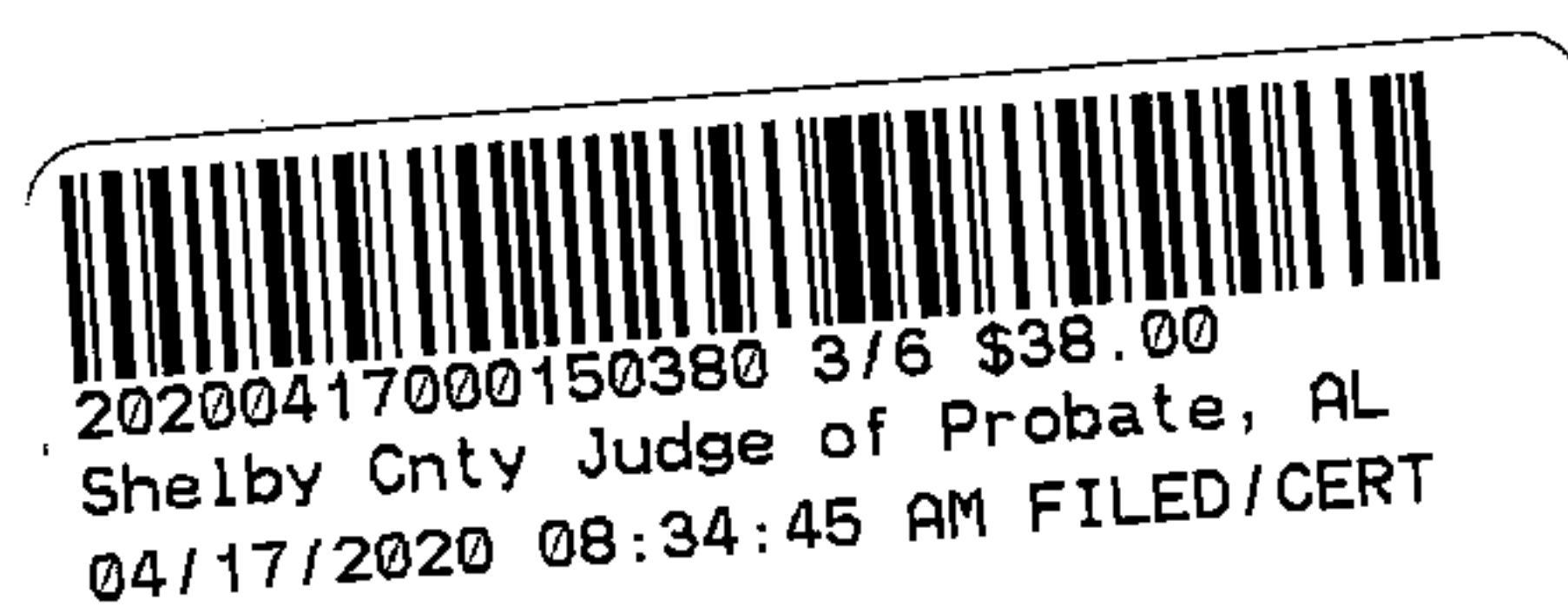
State of Alabama)
County of Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronald J. Moore, Jr., whose name as Secretary of Moore Oil Co., 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 authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this the ____ day of April, 2020..

Gale Baker
(Notary Public)

MY COMMISSION EXPIRES: 1/13/2021



EXHIBIT

1



20200417000150380 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/17/2020 08:34:45 AM FILED/CERT

Legal Description: A parcel of land situated in the SE ¼ of the SW ¼ of section 1, township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the SE ¼ of the SW ¼ of Section 1, Township 21 South, Range 3 West, of the Huntsville Principal Meridian in Shelby County, Alabama, thence run South 89° 55' West along the South line of said quarter-quarter section for 75.39 feet to a point on the Southwesterly right away line of U.S. Highway No. 31 said point being the point of beginning of the parcel herein described; thence continue South 89° 55' West along the South line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate Highway No. I-65; thence 98° 52' right and run North 8° 47' East along said right of way line for 98.27 feet to a concrete right of way marker; thence 53° 13' right and run North 62° 00' East along said right way line for 104.28 feet to a concrete right of way marker, said point being on the Southwesterly right of way line of said U.S. Highway 31; thence 64° 00' right and run South 54° 00' East along the Southwesterly right of way line of U.S. Highway 31 for 247.78 feet to the point of beginning.

TOGETHER WITH a permanent easement upon, over and across a tract of land situated in the NE ¼ of the NW ¼ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE ¼ of the NW ¼ of Section 12, Township 21 South, Range 3 West, of the Huntsville Principal Meridian in Shelby County, Alabama, thence run South 89° 55' West along the North line of said quarter-quarter section for 75.39 feet to a point on the Southwesterly right of way line of U.S. Highway No. 31, said point begin the point of beginning of the parcel herein described; thence continue South 89° 55' West along the North line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate No. I-65 thence 81° 08' left and run South 8° 47' West along said right of way for 100.00 feet, thence 98° 52' left and run North 89° 55' East, running parallel to the North line of said quarter-quarter section for 458.52 feet, more or less, to a point on the Southwesterly right of way line of said U.S. Highway No. 31; thence run North 54° 00' West, more or less, along the Southwesterly right of line of said U.S. Highway No. 31 for 167.76 feet, more or less, to the point of beginning, less and except that part thereof which lies in the NW ¼ of the NE ¼ of Section 12, Township 21 South, Range 3 West, to spill, place and store dirt and other materials in filling and maintaining the first above described property to the grade level of Interstate Highway I-65 and U.S. Highway No. 31, to the extent of the normal fall of such fill dirt in filling said first above described property to said grade level of said highways.

Parcel Id: 23-1-01-3-003-011.000

It appears that this property is currently owned by Moore Oil Company, Inc. D & D, L.L.C. has a contract to purchase the said parcel.



20200417000150380 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name D & D, L.L.C.
Mailing Address 2720 Southview Terrace
Vestavia Hills, Al. 35216

Grantee's Name Qualified Exchange Titleholder, L.L.C.
Mailing Address P. O. Box 3889
Gulf Shores, Al. 36547

Property Address Shelby County,
Pcl Id#: 23-1-01-3-003-011.00

Date of Sale _____
Total Purchase Price \$ 115,000.00
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 (deed of 4/6/2020)

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 4/6/2020

Print John A. Daugherty - closing attorney

☒ Unattested

Sign

John A. Daugherty
(Grantor/Grantee/Owner/Agent) circle one



20200417000150380 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
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ified by)

Form RT-1