

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI LLC
3360 Davey Allison BLVD
Hueytown, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY THOUSAND (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **David Sneed** and **Emily Sneed**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence Westerly along the North line of said Section 192.18 feet to a point; thence 88 degrees 59 minutes left 678.80 feet to a point; thence 16 degrees 02 minutes right 121.71 feet to the point of beginning of the property being described, thence 11 degrees 31 minutes left 140.51 feet to a point, thence 85 degrees 38 minutes right 71.0 feet to a point; thence 91 degrees 27 minutes right 116.66 feet to a point; thence 74 degrees 10 minutes right 82.17 feet to a point of beginning being situated in Shelby County, Alabama.

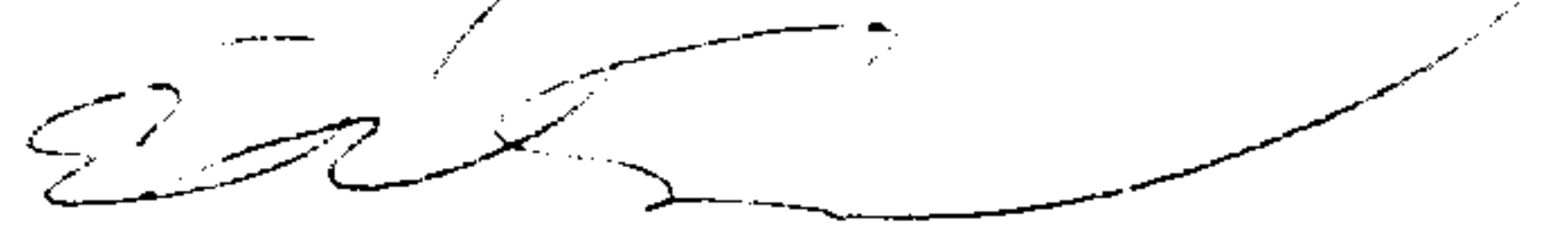
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS

will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6 day of May, 2020.



David Sneed



Emily Sneed

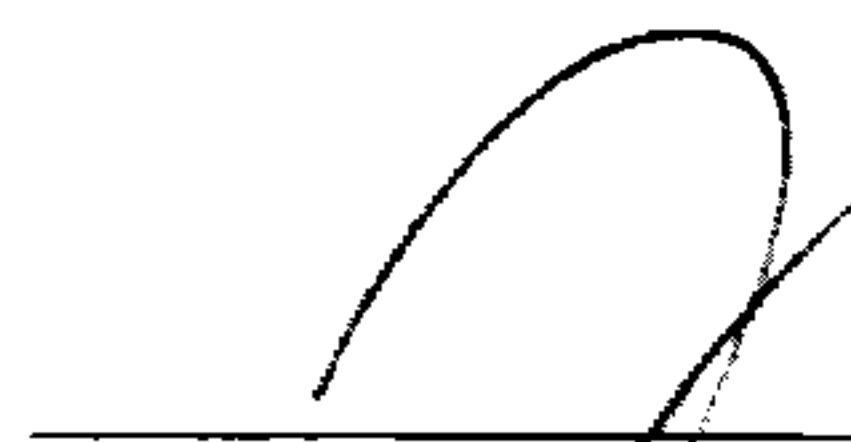
STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Sneed** and **Emily Sneed**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of May, 2020.



Notary Public
My Commission Expires: 1/18/21

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

Grantor's Name David Sneed Emily Sneed
 Mailing Address _____
122 County Road 734
Clanton, AL 35046

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023

Property Address 10412 HWY 17
Maylene, AL 35114

Date of Sale 05/06/2020
 Total Purchase Price \$60,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/07/2020 08:44:35 AM
 \$88.00 CHERRY
 20200507000178900

Allen S. Byrd

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

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 05/06/2020

Print Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1