

20200605000227510
06/05/2020 01:43:40 PM
DEEDS 1/3

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

Send Tax Notice to:
ViniVidiVici LLC
148 Moores Spring RD
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mark Hunter, Inc.**, A Florida Corporation (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ViniVidiVici LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), 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:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 3, Township 22 South, Range 4 West, being more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 Section and run S 02 deg. 19 minutes 57 seconds E for a distance of 194.02 feet; thence S 68 deg. 04 minutes 00 seconds E for a distance of 207.49 feet; thence S 39 deg. 15 minutes 40 Seconds W for a distance of 229.16 feet to the point of beginning; thence S 36 deg. 15 minutes 02 seconds W along the right of way of Hwy 54 for a distance of 296.98 feet; thence leaving said right of way run N 49 deg. 49 minutes 15 seconds W for a distance of 136.63 feet; thence N 28 deg. 59 minutes 56 seconds E for a distance of 215.30 feet; thence S 83 deg. 32 minutes 04 seconds E for a distance of 178.08 feet; thence S 04 deg. 28 minutes 56 seconds for a distance of 16.96 feet to the point of beginning.

Being situated In Shelby County. Alabama.

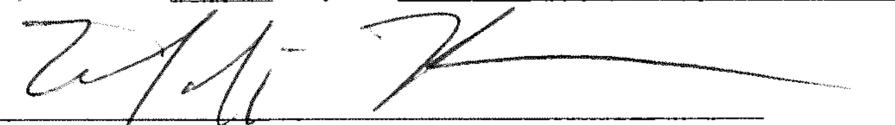
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 6 day of June, 2020.



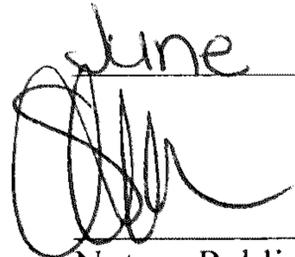
Mark Hunter, Inc.
By: Mark Hunter
Its: President

STATE OF ~~ALABAMA~~ ^{Florida} }
~~SHELBY COUNTY~~ }
^{Pinellas Co.}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mark Hunter** whose name as President of **Mark Hunter, Inc.**, A Florida 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 the instrument, he/she, as such President and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of June, 2020.



Notary Public



Stephanie Cortese
State of Florida
My Commission Expires 08/19/2023
Commission No. GG 367445

My Commission Expires: 8/19/2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2020 01:43:40 PM
 \$43.00 JESSICA
 20200605000227510

Alvin S. Byrd

20200605000227510 06/05/2020 01:43:40 PM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name	Mark Hunter, Inc.	Grantee's Name	ViniVidiVici LLC
Mailing Address	2452 Enterprise Road STE 2007 Clearwater, FL 33763	Mailing Address	148 Moores Spring Road Montevallo, AL 35115
Property Address	356 CO RD 54 Montevallo, AL 35115	Date of Sale	06/05/2020
		Total Purchase Price	\$ 159,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 06/05/2020

Print Justin Smitherman

Unattested

 (verified by)

Sign [Signature]

 (Grantor/Grantee/Owner/Agent) circle one