



20200612000241180 1/4 \$81.00  
Shelby Cnty Judge of Probate, AL  
06/12/2020 03:44:05 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
HILL, GOSSETT, KEMP & HUFFORD, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:

Shelby County, AL 06/12/2020  
State of Alabama  
Deed Tax: \$50.00

### WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, A.W. Clark and wife, Janice O. Clark (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Maxena Property Group LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference

SUBJECT TO:

1. Right of way granted to Alabama Power Company as recorded in Volume 221, page 636, and Instrument No. 2001/18584
2. Right of way to the City of Bessemer as recorded in Instrument No. 1996-34823
3. Easement to Plantation Pipeline as recorded in Volume 112, page 266
4. Restrictions recorded in Real 44, page 392
5. Terms and conditions under Access Easement Agreement recorded in Instrument No. 20150206000039580

ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
8 day of June, 2020.

A. W. Clark  
A.W. Clark  
Janice O. Clark  
Janice O. Clark

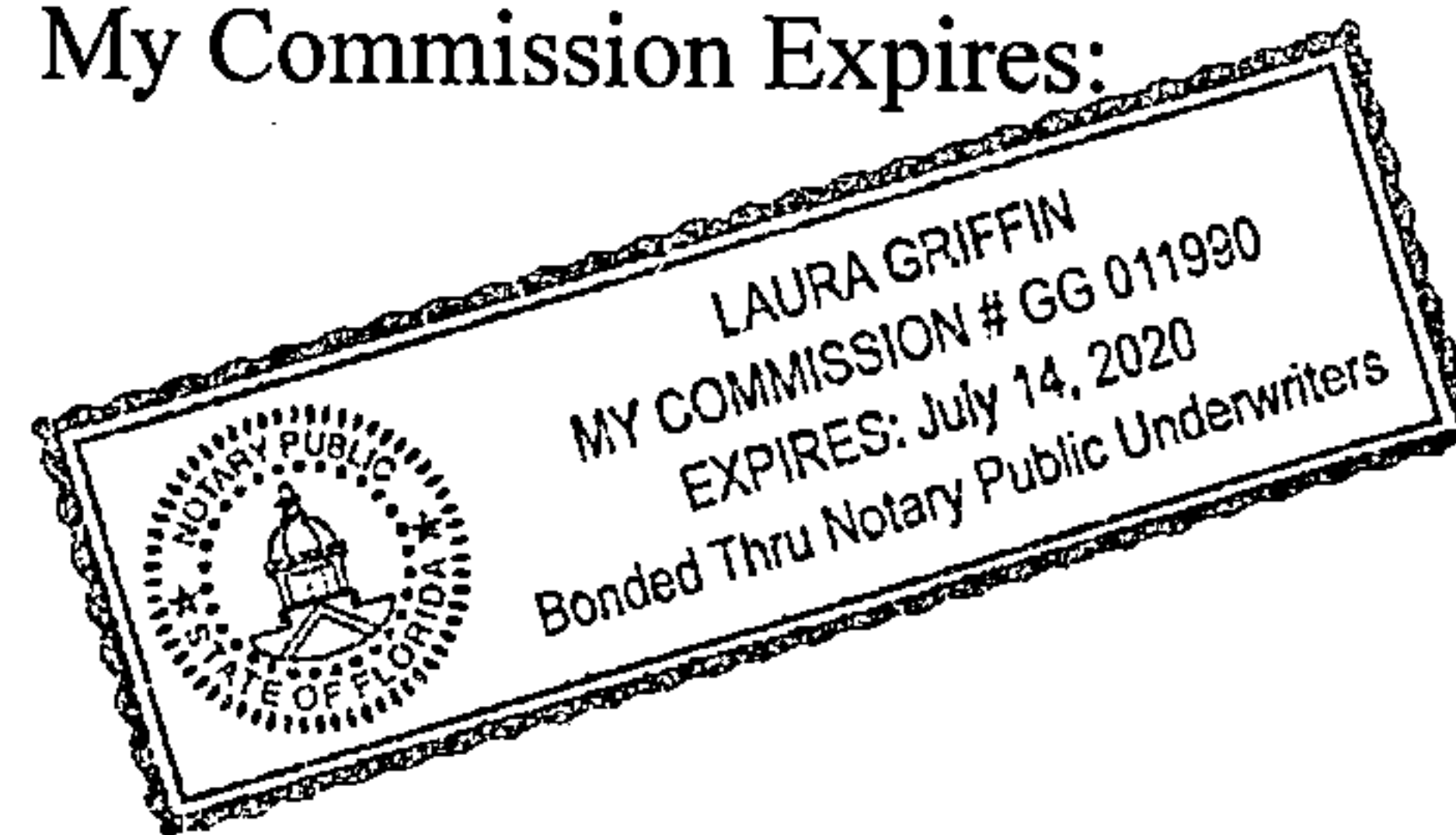
STATE OF ~~ALABAMA~~ Florida  
Escambia COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that A.W. Clark and Janice O. Clark, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of June, 2020

Laura Griffin  
Notary Public

My Commission Expires:





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**EXHIBIT "A"**

**A parcel of land situated in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

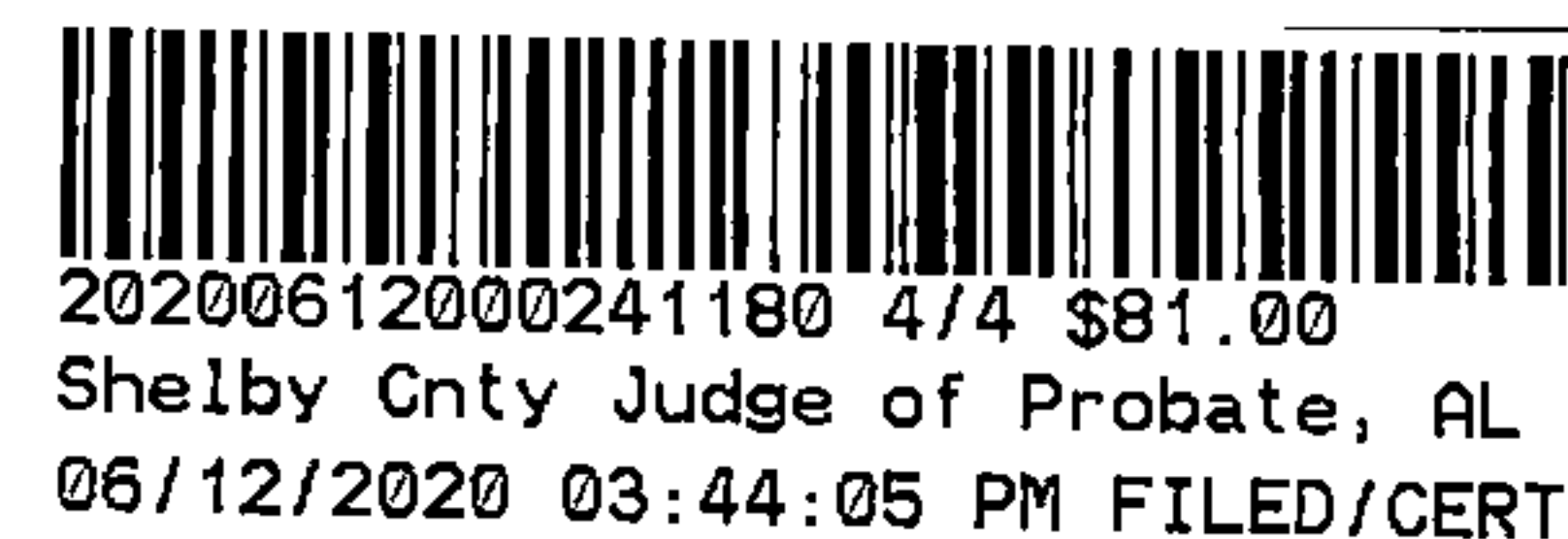
**Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 14 minutes 30 seconds East a distance of 939.80 feet to a found rebar corner and the point of beginning of the property being described; thence continue South 00 degree; 14 minutes 30 seconds East a distance of 173.83 feet to a half inch rebar corner; thence run South 85 degrees 58 minutes 38 seconds East a distance of 231.89 feet to a half inch rebar corner; thence run North 87 degrees 32 minutes 49 seconds East a distance of 34.04 feet to a steel corner on an existing fence line; thence run North 23 degrees 38 minutes 32 seconds East along said fence line a distance of 222.54 feet to a steel pin corner; thence run South 87 degrees 32 minutes 49 seconds West a distance of 355.62 feet to the point of beginning.**

**Together with rights granted in that certain access easement agreement recorded in Instrument 20150206000039580, in the Probate Office of Shelby County, Alabama.**



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,



Grantor's Name A.W. and Janice O. Clark  
Mailing Address 33275 Juniper Rd.  
Seminole, AL 36574

Grantee's Name Maxena Property Group LLC  
Mailing Address 225 Maranatha Trail  
Alabaster, AL 35007

Property Address 161 Daisy Lane  
Alabaster, AL 35007

Date of Sale June 9, 2020

Total Purchase Price \$ 50,000.00

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

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 \_\_\_\_\_

Print James E. Hill, Jr.

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1