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08/12/2020 01:23:08 PM
DEEDS 1/4

This instrument was prepared by:
Norman M. Orr, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, AL 35203

Send Tax Notice to:
HERE Alabaster, LLC
5336 Airport Highway
Birmingham, AL 35212

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, **Heavy Equipment Real Estate, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **HERE Alabaster, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Lot 2 of Parcel Resurvey of 22-9-30-0-000-001.002 & 22-9-30-0-00-0001.005, recorded in Map Book 50, page 90, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 86°34'07" West for a distance of 42.42 feet to the Westerly R.O.W. line of Shelby County Highway 87, 80 foot R.O.W and the POINT OF BEGINNING; thence North 86°34'07" West and leaving said R.O.W. line for a distance of 249.28 feet to the Easterly R.O.W. line of Interstate 65, R.O.W. Varies; thence North 16°43'49" West and along said R.O.W. line for a distance of 369.63 feet; thence North 89°46'48" East and leaving said R.O.W. line for a distance of 152.23 feet; thence South 00°18'34" East for a distance of 142.37 feet; thence South 48°19'20" East for a distance of 96.15 feet; thence South 88°28'52" East for a distance of 130.42 feet to the Westerly R.O.W. line of above said Highway 87, 80 foot R.O.W.; thence South 00°01'16" East and along said R.O.W. line for a distance of 159.73 feet to the POINT OF BEGINNING.

Subject to those matters set forth on Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

AND, except for the matters set forth on Exhibit "A" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances created by Grantor, and except for the matters set forth on Exhibit "A" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

[Signatures Appear on the Following Page]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 10th day of August, 2020.

GRANTOR:

Heavy Equipment Real Estate, LLC

By: 
James W. Steele, Jr.
Its Authorized Person

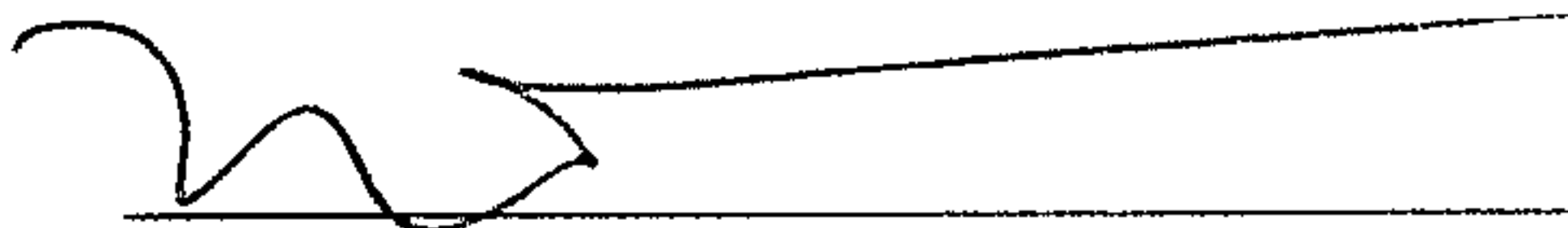
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Norman M. Orr, a Notary Public in and for said County in said State, hereby certify that James W. Steele, Jr., whose name as Authorized Person of **Heavy Equipment Real Estate, LLC**, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Authorized Person and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 10th day of August, 2020.




NOTARY PUBLIC

My Commission Expires: 2-11-2024

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes due for the year ending September 30, 2020 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in , on and under subject property.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 145, page 373, in the Probate Office of Shelby County, Alabama.
4. Right of way to the State of Alabama, recorded in Deed Book 204, page 104, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Deed Book 241, page 471, in the Probate Office of Shelby County, Alabama.
6. Easement for septic tank and field lines on subject property, recorded in Instrument 2019031400081940, 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, Section 40-22-1*

Grantor's Name: Heavy Equipment Real Estate, LLC	Grantee's Name: HERE Alabaster, LLC
Mailing Address: 5336 Airport Highway Birmingham, Alabama 35212	Mailing Address: 5336 Airport Highway Birmingham, Alabama 35212
Property Address: 1293 Hwy 87, Alabaster, AL 35007	Date of Sale: August <u>11</u> , 2020
	Total Purchase Price: or Actual Value: or Assessor's Market Value: \$207,780.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other: Tax Assessor Value
☐ 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: August 11, 2020

Heavy Equipment Real Estate, LLC

By: _____

James W. Steele, Jr.
Its Authorized Person



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2020 01:23:08 PM
 \$239.00 CHERRY
 20200812000345970

Allen S. Bayl