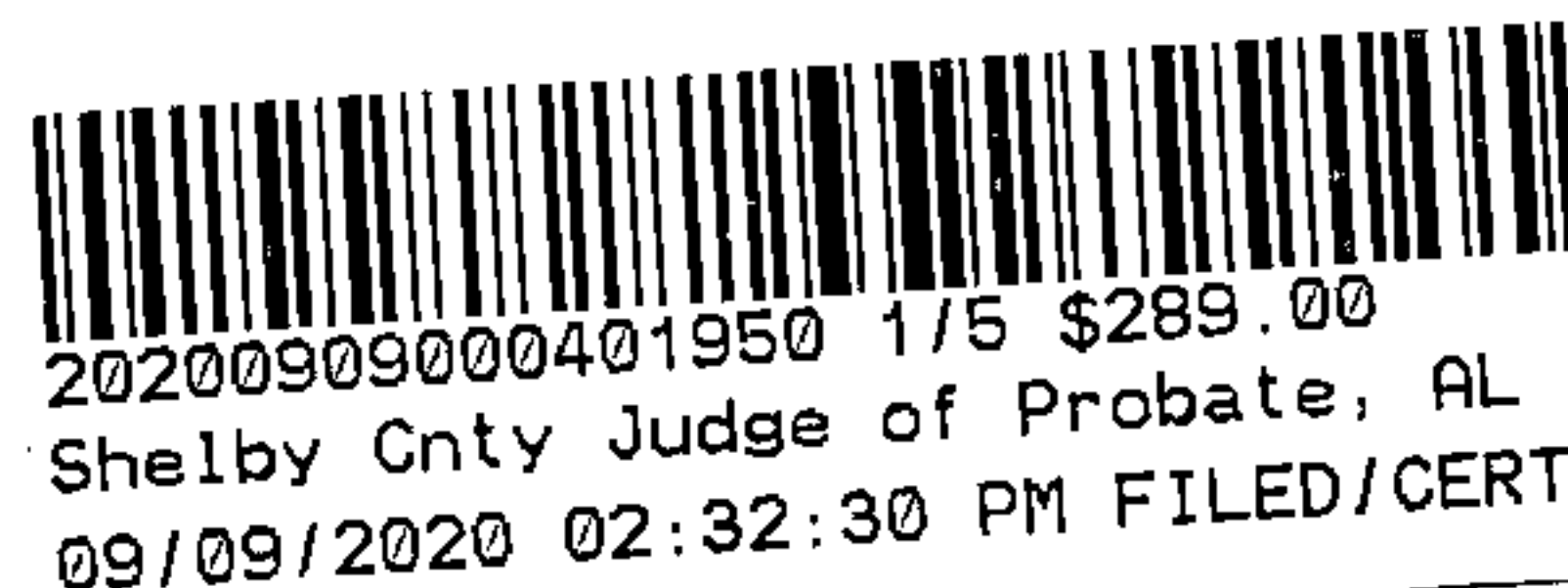


Shelby County, AL 09/09/2020
State of Alabama
Deed Tax:\$255.00

This instrument prepared by
Adam Balthrop, Esq.
Mountainprize, Inc.
200 Galleria Parkway, S.E., Suite 900
Atlanta, Georgia 30339



STATE OF ALABAMA
SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN, in consideration of Ten and no/100 Dollars plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karl E. Betke**, a married man, and individual resident of the State of Alabama (herein "GRANTOR"), does hereby grant, bargain, sell and convey unto **MOUNTAINPRIZE, INC.**, a Georgia corporation (herein "GRANTEE"), its successors and/or assigns, the real property situated in Shelby County, Alabama and described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said GRANTEE, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the GRANTEE, its successors and/or assigns as aforesaid.

GRANTOR herein affirms that the above described property is not homestead.

AND THE UNDERSIGNED, GRANTOR, for himself, his heirs, successors, executors and administrators does hereby and in consideration of the premises, warrants and will forever defend to Grantee and its successors and assigns the title to the above described property against the lawful claims of all persons whomsoever, subject only to those exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Karl E. Betke	Mountainprize, Inc.
1304 Yellowleaf Lane Maylene, Alabama 35114	200 Galleria Parkway, SE, Suite 900 Atlanta, GA 30339
Property Address:	48 Memory Lane Alabaster, Alabama 35007
Date of Sale:	8/31/2020
Purchase Price:	\$255,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

(Signatures appear on the next page)

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

Karl E. Betke

Karl E. Betke

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karl E. Betke, an individual resident of the State of Alabama whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

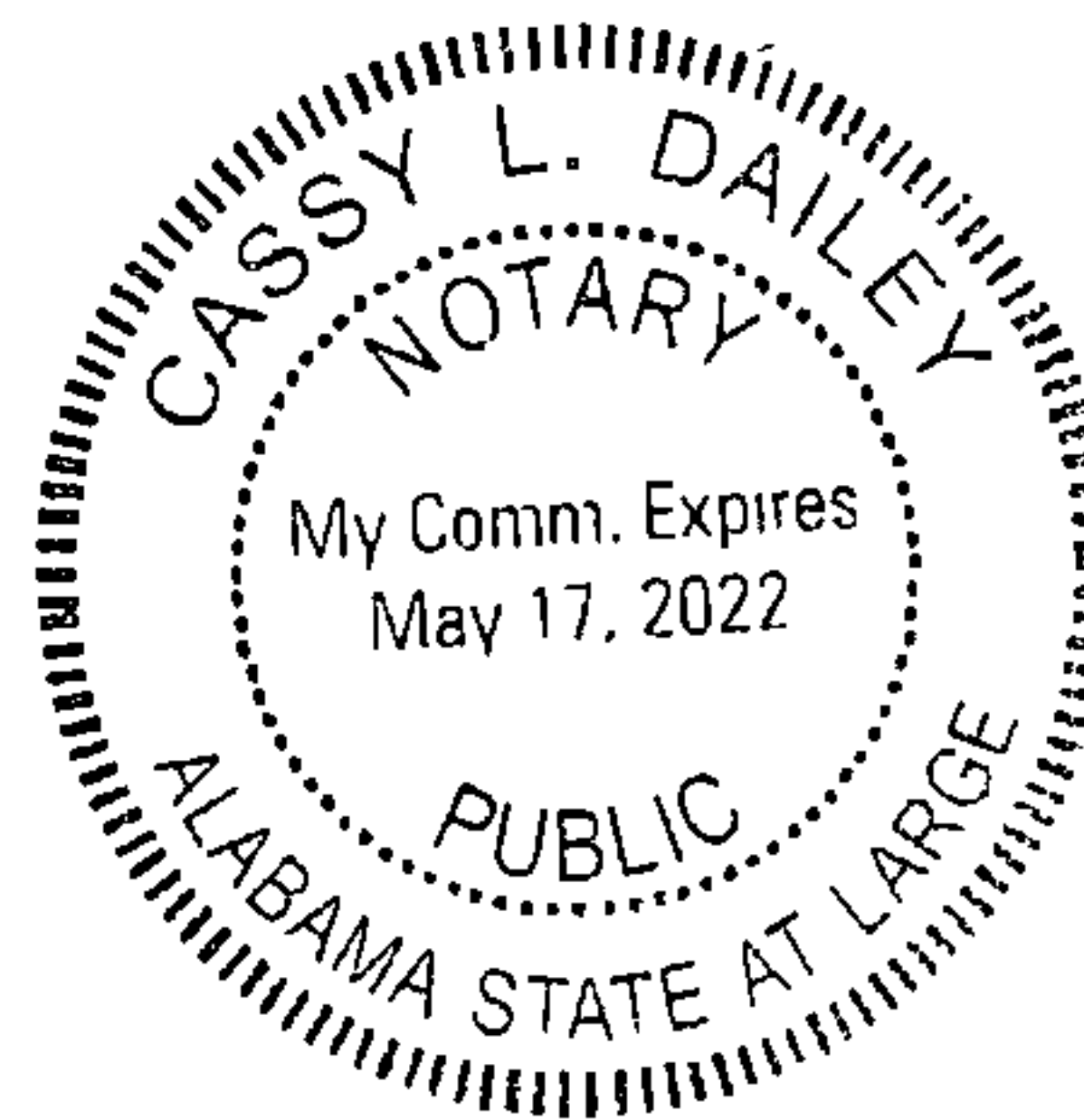
Given under my hand and official seal, this 26th day of August, 2020.

Cassy L. Dailey

Notary Public

AFFIX SEAL

My commission expires: 5-17-22



Tax statements for real property should be sent to:

MOUNTAINPRIZE, INC.
200 GALLERIA PKWY., S.E., STE. 900
ATLANTA, GA 30339

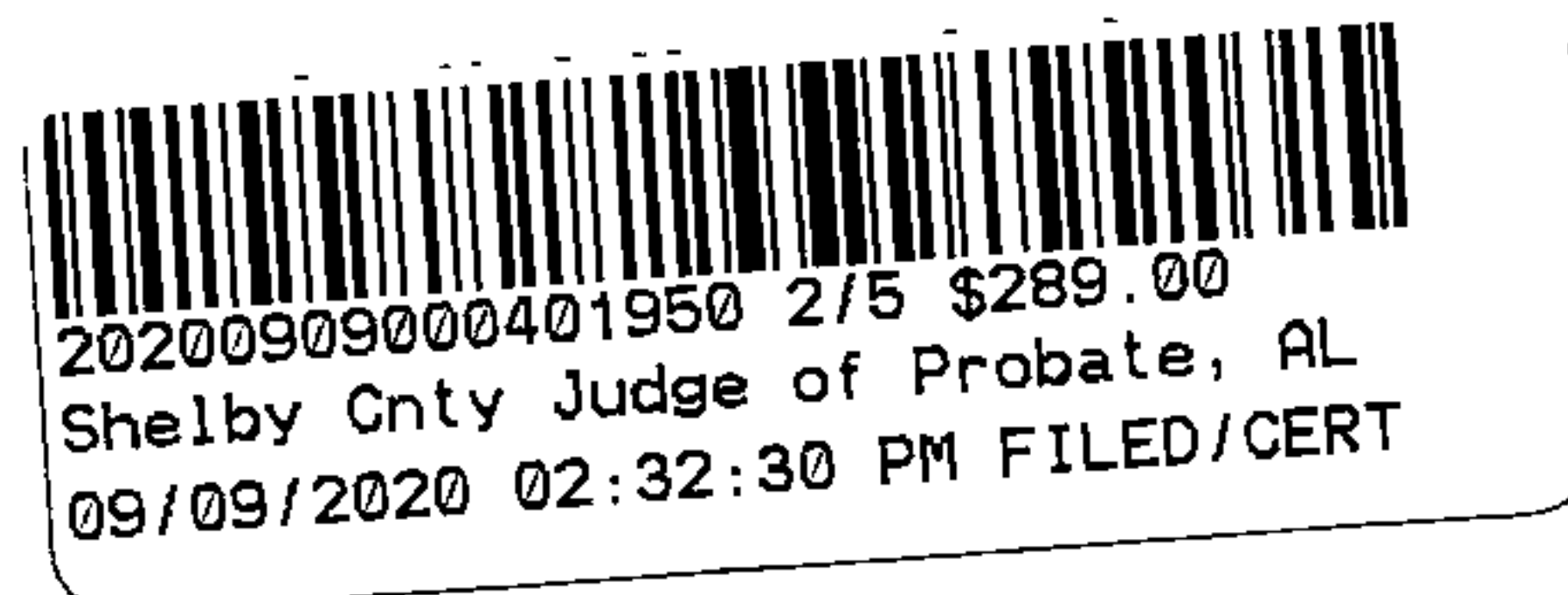


EXHIBIT A

Legal Description

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run South $88^{\circ}15'$ West a distance of 803.0 feet; thence run South $03^{\circ}20'$ East a distance of 575.00 feet to the point of beginning; thence run North $82^{\circ}25'$ East a distance of 175.3 feet; thence run South $01^{\circ}00'$ West a distance of 135 feet; thence run North $86^{\circ}35'$ West a distance of 165.4 feet; thence run North $03^{\circ}20'$ West a distance of 103.3 feet to the point of beginning; being situated in Shelby County, Alabama. Contains 20.089 square feet or 0.46 acres more or less.

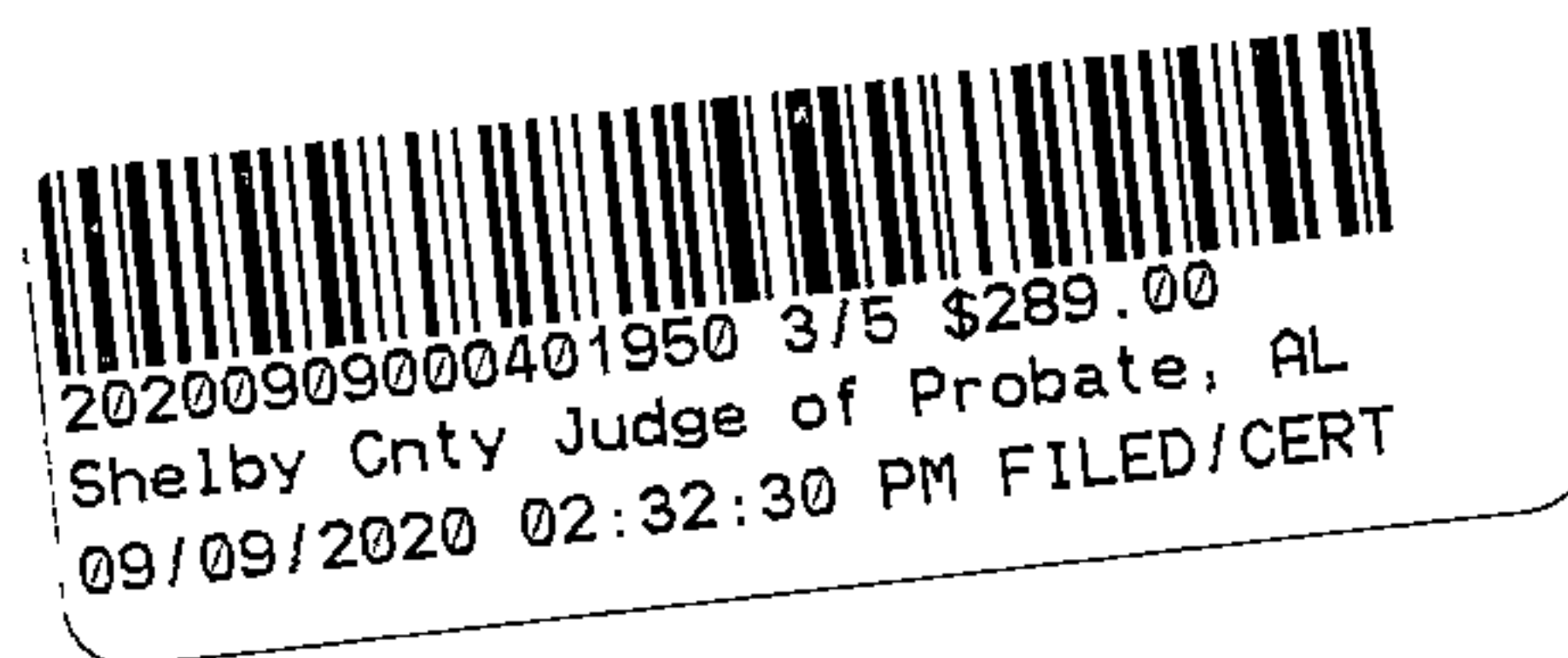


EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.
2. Those matters shown on that certain ALTA/NSPS Land Title Survey prepared by Gonzalez-Strength & Associates, Inc., bearing the seal of Derek S. Meadows, Alabama Professional Licensed Surveyor No. 29996, designated Project No. 19-0024, and dated August 21, 2020.



20200909000401950 4/5 \$289.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:30 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Karl E. Betke
Mailing Address 1304 Yellowleaf Lane
Maylene, Alabama 35114

Grantee's Name Mountainprize, Inc.
Mailing Address 200 Galleria Parkway SE
Suite 900
Atlanta, GA 30339

Property Address 48 Memory Lane
Alabaster, Alabama 35007

Date of Sale August 31, 2020
Total Purchase Price \$ 255,000.00
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 8-26-2020

Print Karl E. Betke

Sign Karl E. Betke

(Grantor/Grantee/Owner/Agent) circle one

Unattested

20200909000401950 5/5 \$289.00
Shelby Cnty Judge of Probate, AL
09/09/2020 02:32:30 PM FILED/CERT

Form RT-1