

This instrument prepared (without
examination of title) by:

Nancy W. Ball, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

Send tax notice to:

Cassels Properties, LLC
Attention: Jackie R. Williams
P.O. Box 316
Shelby, AL 35143

GENERAL WARRANTY DEED

STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **JACKIE RAY WILLIAMS**, a married man, in his individual capacity and in his capacity as the Trustee of the Jackie Ray Williams Management Trust dated May 20, 1999, and his wife, **ROSELLA M. WILLIAMS**, in her individual capacity and in her capacity as the Trustee of the Rosella M. Williams Management Trust dated May 20, 1999 (collectively, "Grantors"), in hand paid by **CASSELS PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does by these presents grant, bargain, sell, and convey, forever, to Grantee, its successors and assigns, in fee simple, together with every contingent remainder and right of reversion, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 10, 11, 12, and 13, in the Nickerson Subdivision of Alabaster as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, page 147.

The Property is conveyed subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Rights of parties in possession by virtue of unrecorded leases.

The Property does not constitute the homestead or any part thereof of either of the Grantors.

It is the intent of this General Warranty Deed to convey all of the interest of **JACKIE RAY WILLIAMS**, individually or held by him in his capacity as the Trustee of his respective Management Trust, and **ROSELLA M. WILLIAMS**, individually or held by her in her capacity as the Trustee of her respective Management Trust, in the Property to Grantee.

This General Warranty Deed conveys the same property that is described as Parcel F in the following deeds:

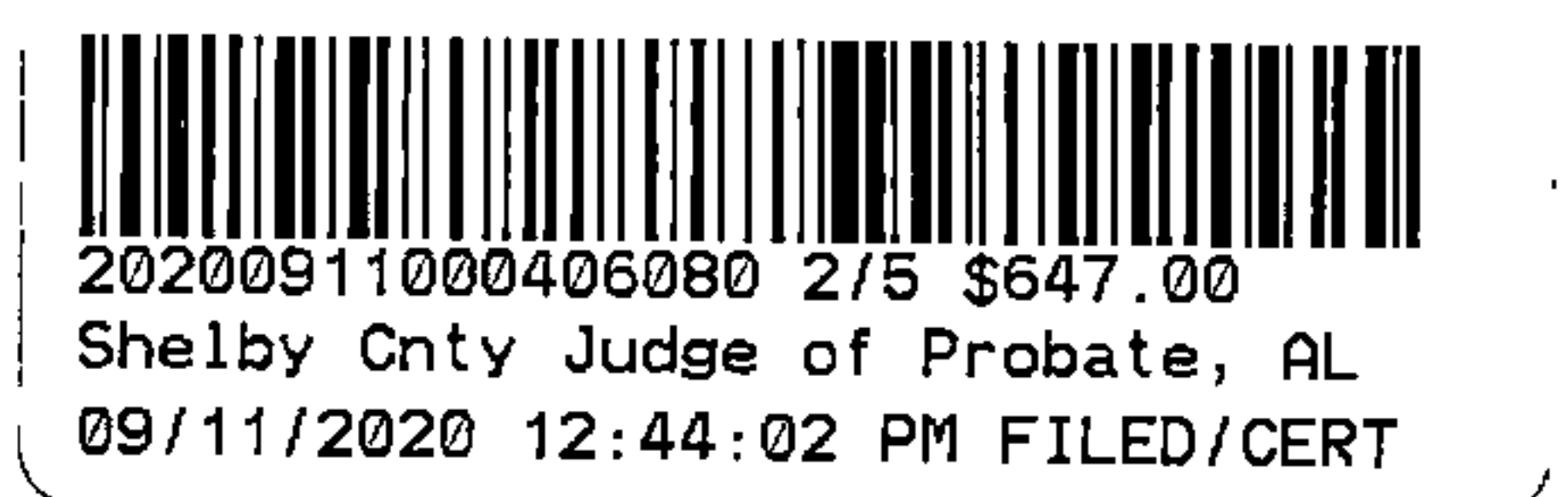
Warranty Deed executed by Jackie R. Williams (a/k/a Jack R. Williams and Jackie Ray Williams), and Rosella M. Williams, husband and wife, as grantors, dated July 7, 1999 and recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument Number 1999-29387.

Warranty Deed executed by Jackie R. Williams (a/k/a Jack R. Williams and Jackie Ray Williams), and Rosella M. Williams, husband and wife, as grantors, dated July 7, 1999 and recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument Number 1999-29388.

TO HAVE AND TO HOLD unto Grantee, its successor and assigns, in fee simple, forever.

Grantors do for themselves, and for their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the Property, and that Grantors will, and their respective heirs and assigns shall, warrant and defend the same to Grantee and Grantee's successors and assigns, forever, against the lawful claims of all persons.

[Signatures Begin on Next Page]




IN WITNESS WHEREOF, Grantors have caused these presents to be executed on this, the 11th day of September, 2020.



JACKIE RAY WILLIAMS, in his individual capacity and in his capacity as the Trustee of the Jackie Ray Williams Management Trust dated May 20, 1999

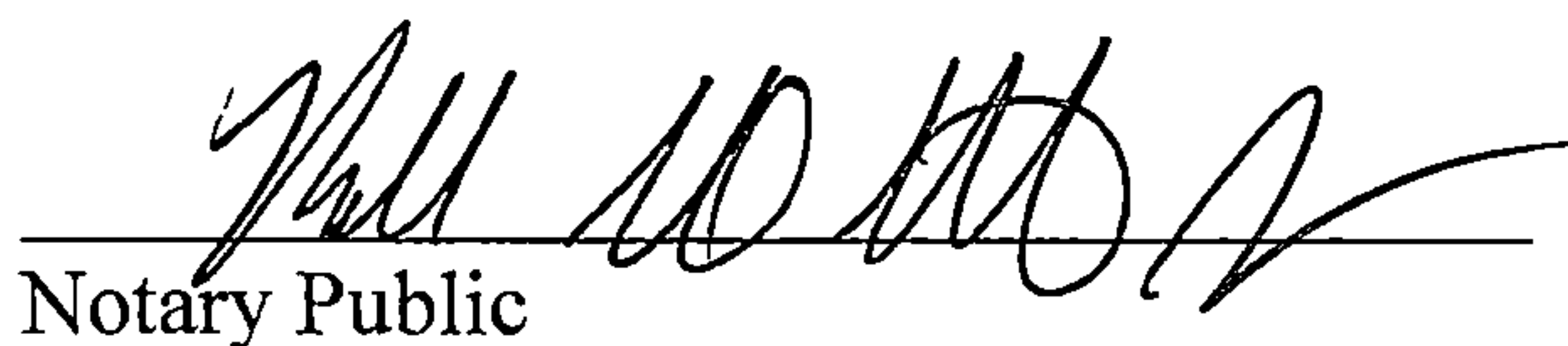
STATE OF ALABAMA)

Shelby COUNTY)


20200911000406080 3/5 \$647.00
Shelby Cnty Judge of Probate, AL
09/11/2020 12:44:02 PM FILED/CERT

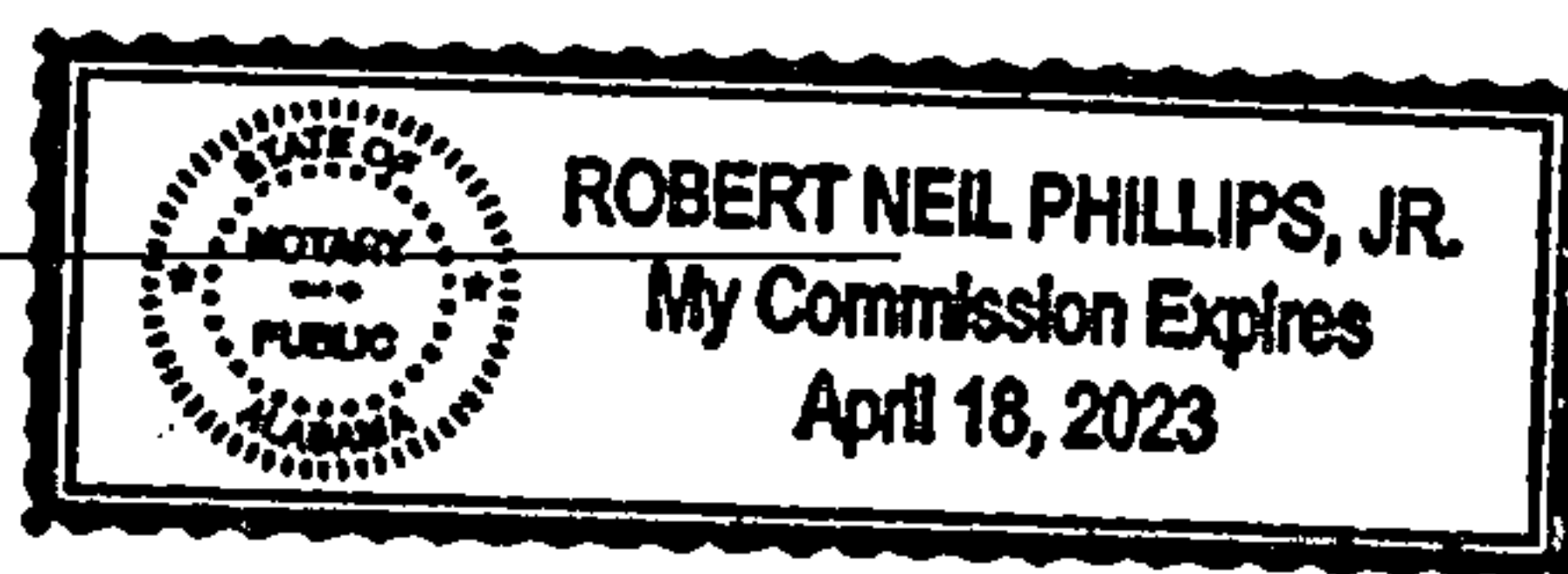
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACKIE RAY WILLIAMS**, in his individual capacity and in his capacity as the Trustee of the Jackie Ray Williams Management Trust dated May 20, 1999, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he in such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of September, 2020.


Notary Public

[SEAL]


My Commission Expires: _____



Rosella M. Williams
ROSELLA M. WILLIAMS, in her
individual capacity and in her capacity as
the Trustee of the Rosella M. Williams
Management Trust dated May 20, 1999

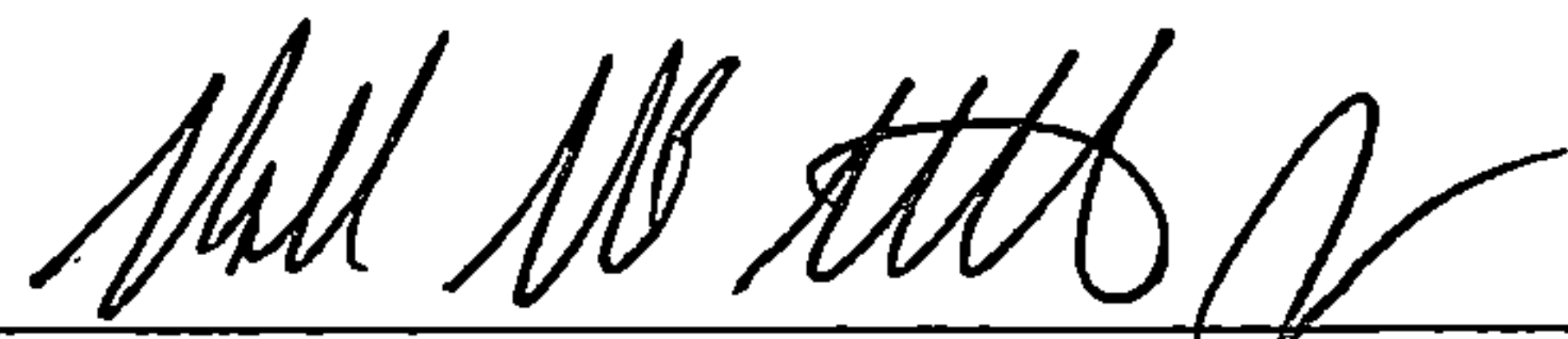
STATE OF ALABAMA)

Shelby COUNTY)


20200911000406080 4/5 \$647.00
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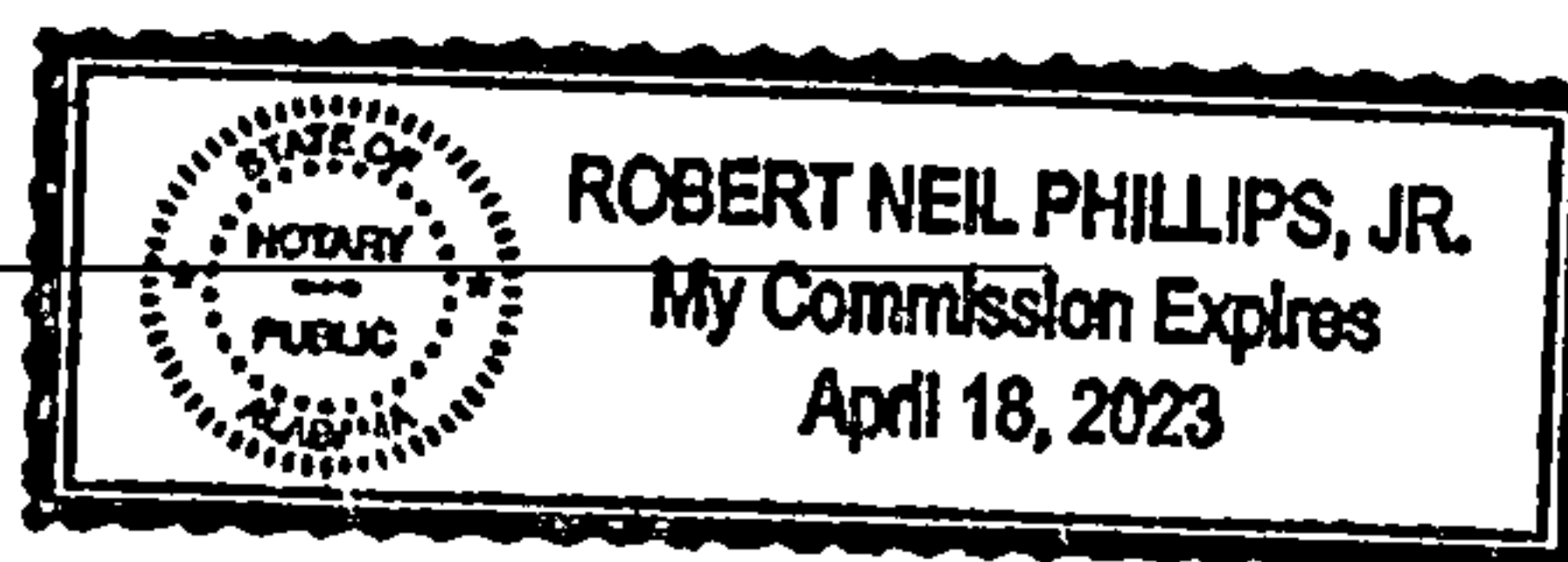
I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that **ROSELLA M. WILLIAMS**, in her individual capacity and in her capacity
as the Trustee of the Rosella M. Williams Management Trust dated May 20, 1999, whose
name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of such conveyance, she in
such capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of September,
2020.


Notary Public

[SEAL]

My Commission Expires:



Real Estate Sales Validation Form

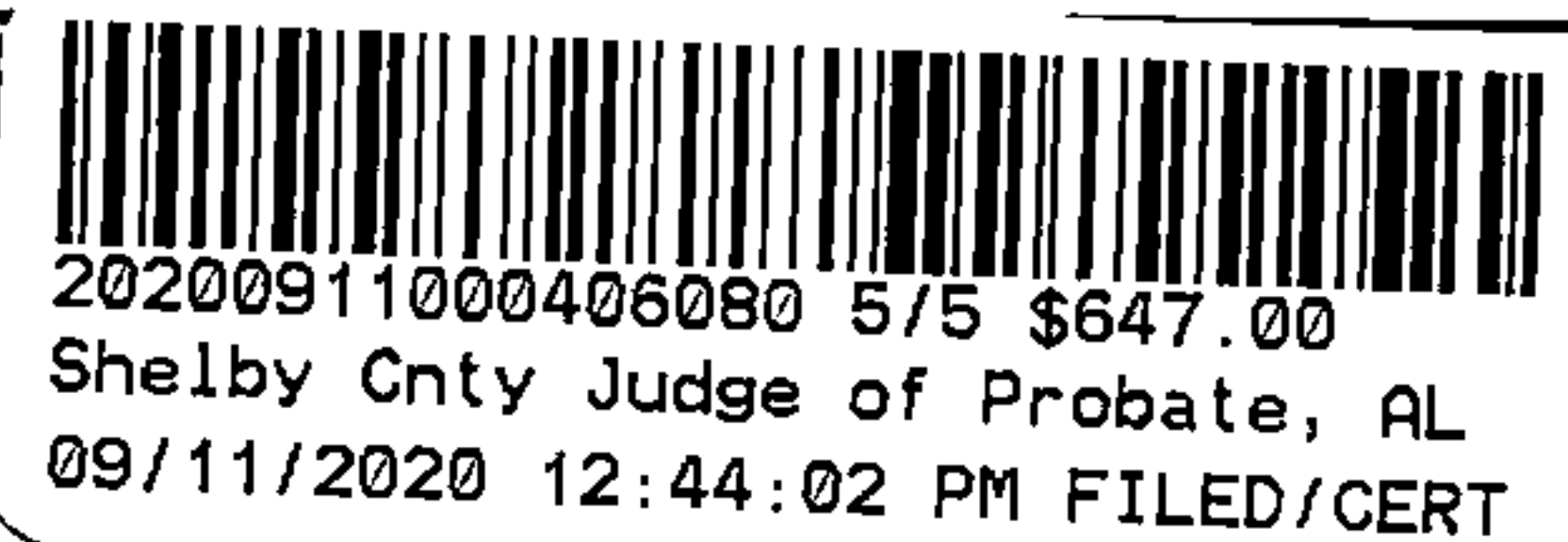
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jackie R. Williams, Trustee
Mailing Address Rosella M. Williams, Trustee
P.O. Box 316
Shelby, AL 35143

Grantee's Name Cassels Properties, LLC
Mailing Address P.O. Box 316
Shelby, AL 35143

Property Address 100, 106, 112, 118, 122 & 124 1st Ave W
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____



Shelby County, AL 09/11/2020
State of Alabama
Deed Tax: \$609.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 608,730.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other 2020 Shelby County Tax Assessor's Value

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 9/11/20

☒ Unattested

(verified by)

Print Jackie R. Williams, Trustee of the Jackie R. Williams Management Trust dated May 20, 1999

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one