

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
6283 Park South Drive
Bessemer, AL 35022

20201008000456720
10/08/2020 09:37:07 AM
DEEDS 1/1

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, AR Properties, LLC, whose mailing address is 4000 Eagle Point Corporate Drive, Birmingham, AL 35242 (herein referred to as Grantor, whether one or more), does hereby grant, bargain, sell and convey unto Holden Energy, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 6283 Park South Drive, Bessemer, AL 35022, in the following described real estate, situated in Shelby County, Alabama, and is described under Shelby County, AL Parcel ID # 21-8-28-1-002-038.000, to-wit:

Lot 1 Springs Crossing Commercial Sector I Recorded in Map Book 53, page 14, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

\$240,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 7 day of OCT, 2020.

AR Properties, LLC

By: [Signature]
Randall H. Goggans
Its: Managing Member

STATE OF ALABAMA)
[Signature] COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Managing Member of AR Properties, LLC, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 7 day of OCTOBER, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2020 09:37:07 AM
\$82.00 JESSICA
20201008000456720

Notary Public
My Commission Expires: 3.1.22

[Signature]