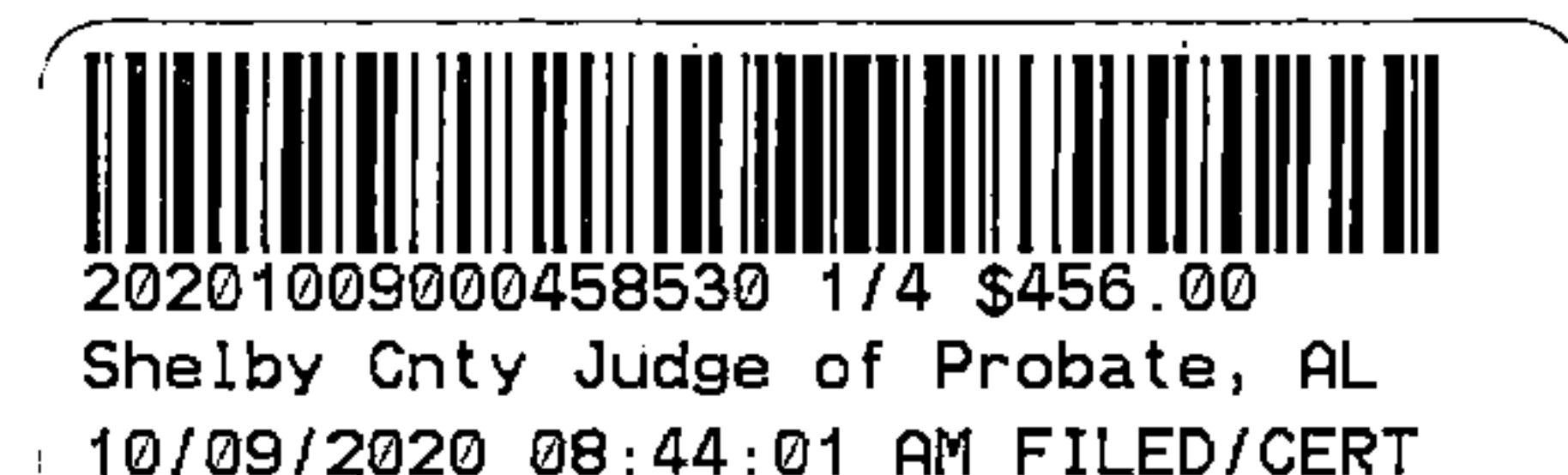


STATE OF ALABAMA
COUNTY OF SHELBY
WARRANTY DEED



Date of this Document September 16, 2020

Reference Number of Any Related Documents: Exhibit "A"

Shelby County, AL 10/09/2020
State of Alabama
Deed Tax: \$425.00

Grantor:

Name: John Galbreath Sr.
Street Address: 3312 Overton Road
Mountain Brook, Alabama 35223

Grantor:

Name: Catherine Galbreath
3312 Overton Road
Mountain Brook, Alabama 35223

Grantee:

Name: Purple Properties, LLC
Street Address: 1779 Highway 32
Columbiana, Alabama 35051

Abbreviated Legal Description: 461 Highway 70, Columbiana, Alabama 35051

A parcel of land situated in the Southeast Quarter of Northeast Quarter of Section 27, Township 21 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama; more particularly described in Exhibit "A".

For good consideration, We, John Galbreath Sr. and Catherine Galbreath (herein referred to as Grantor), County of Jefferson, State of Alabama, hereby bargain, deed and convey to Purple Properties, LLC., an Alabama limited liability company (hereinafter referred to as Grantee) in the County of Shelby, State of Alabama, the following described land in Shelby County, free and clear with WARRANTY COVENANTS; to wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-ways, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

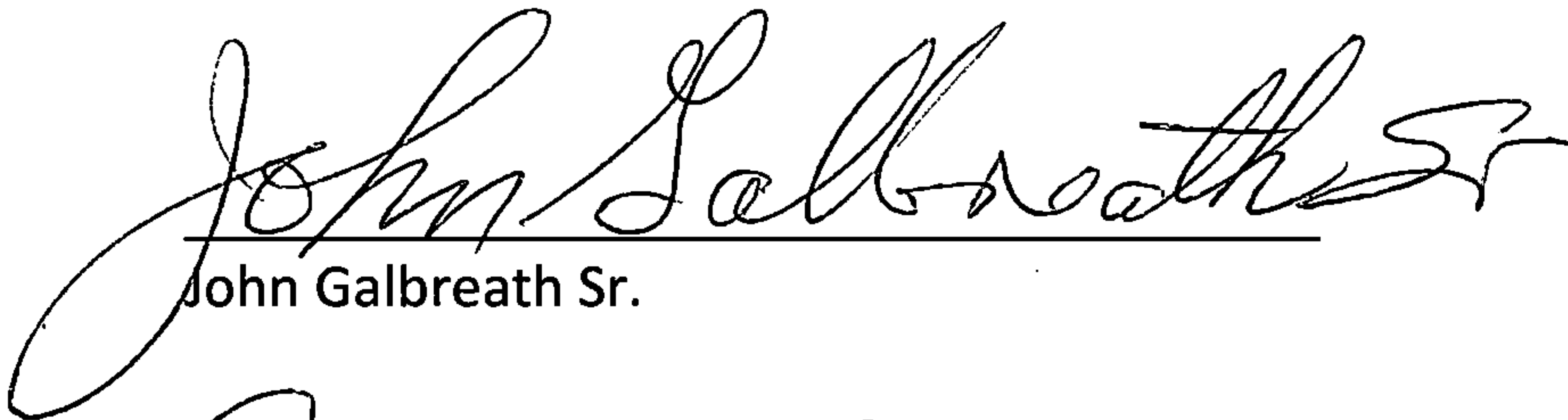
Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so

granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed dated August 9, 2018.

WITNESS that hands and seal of said Grantor this 16th day of September, 2020.

Grantor:


John Galbreath Sr.

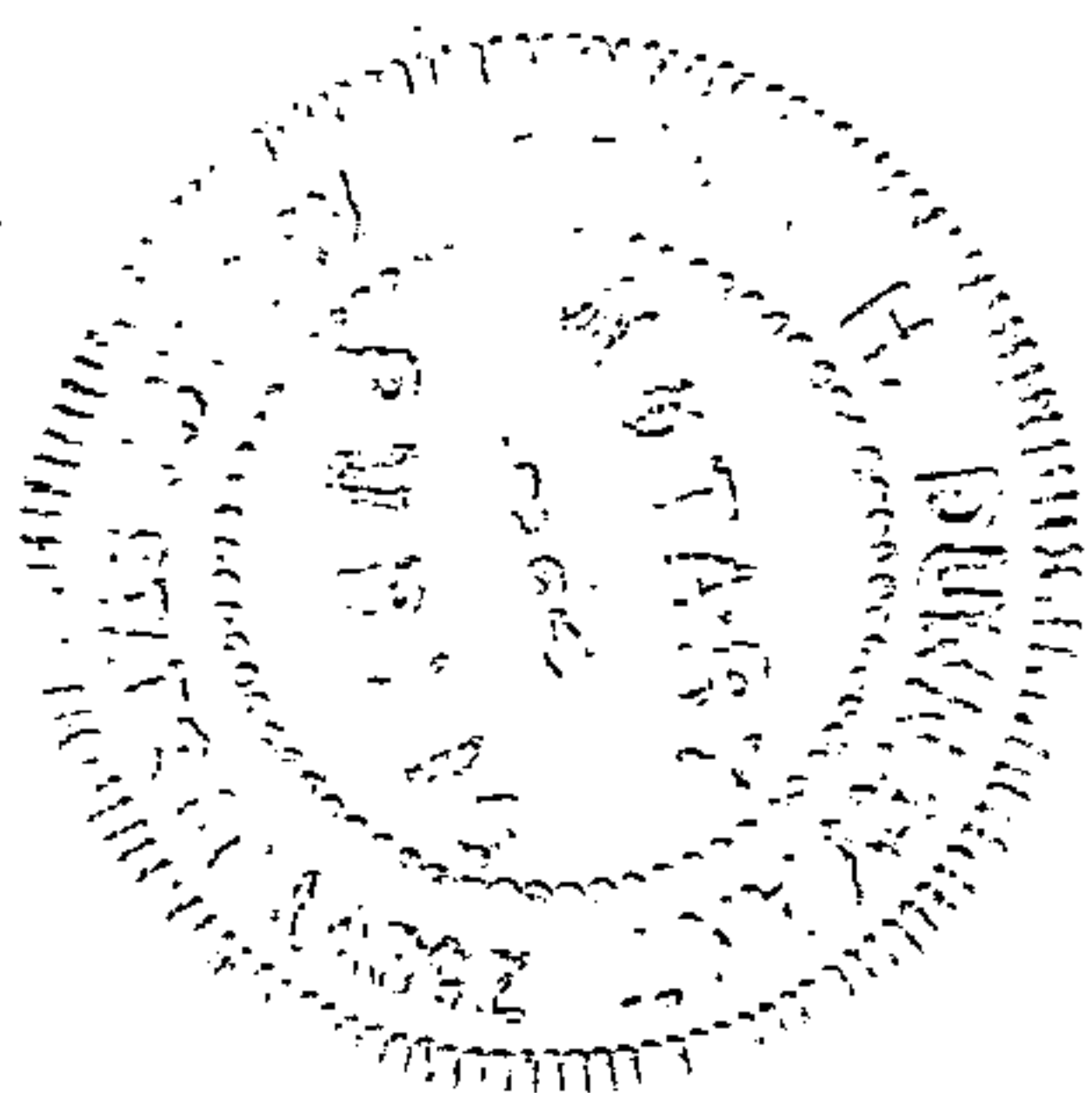
Grantor:

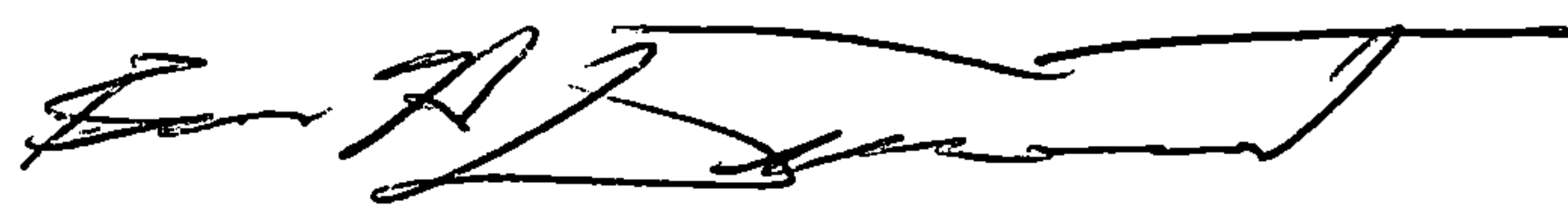

Catherine Galbreath

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOHN GALBREATH SR. and CATHERINE GALBREATH, 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 instrument, they, as such members, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of September, 2020.




9-17-2023

NOTARY PUBLIC

My commission expires:

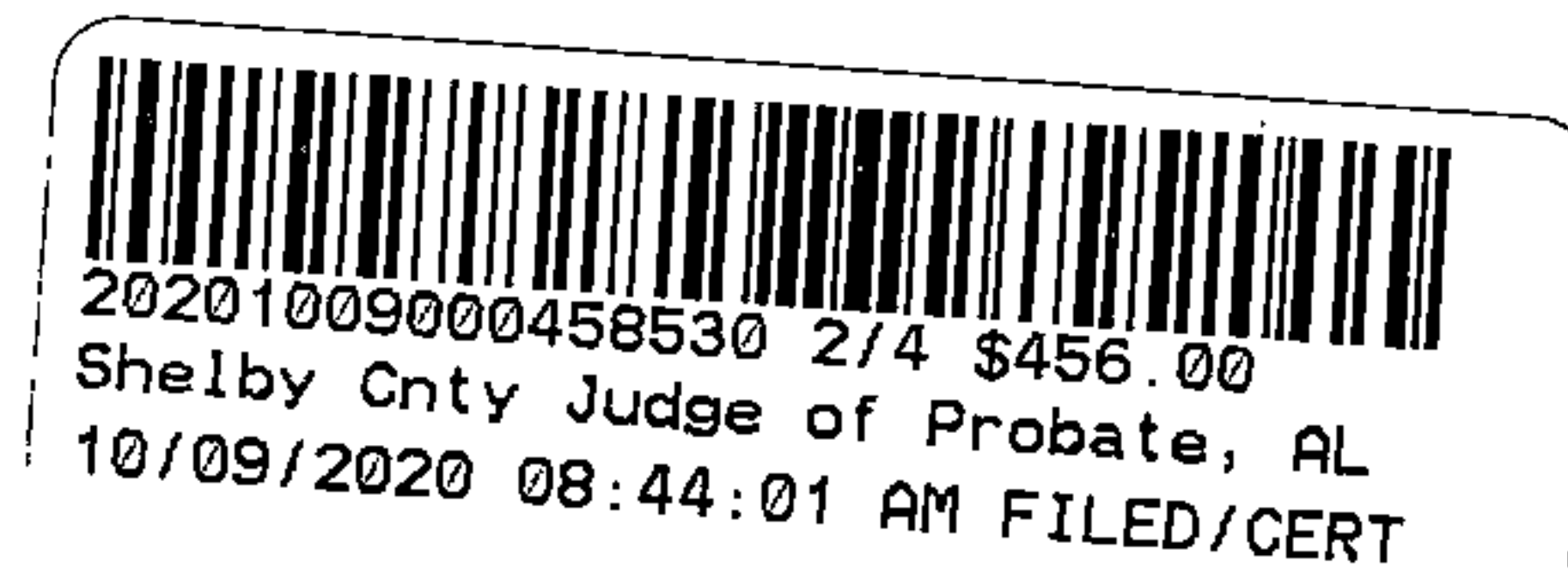
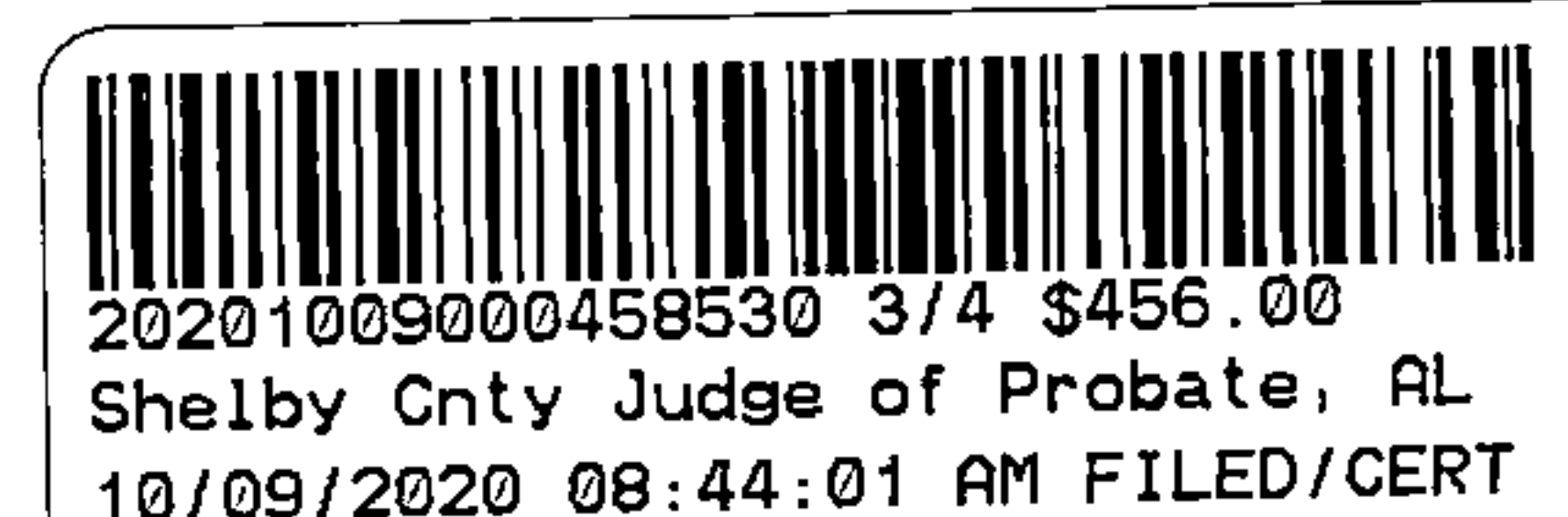


EXHIBIT A, LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 WEST, HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF A DISTANCE OF 459.85 FEET TO A POINT; THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 203.53 FEET TO A FOUND WEYGAND REBAR; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $76^{\circ}47'47''$ AND RUN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 20.58 FEET TO A FOUND REBAR; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF $76^{\circ}42'56''$ AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 67.40 FEET TO A RAILROAD SPIKE; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90° AND RUN A WESTERLY DIRECTION FOR A DISTANCE OF 248.58 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF $90^{\circ}06'08''$ AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 302.68 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90° AND RUN AN EASTERLY DIRECTION FOR A DISTANCE OF 12.35 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $89^{\circ}41'59''$ AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 137.53 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $84^{\circ}57'49''$ AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 53.39 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $151^{\circ}11'43''$ AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 227.47 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $124^{\circ}11'46''$ AND RUN A SOUTHERLY DIRECTION FOR A DISTANCE OF 307.16 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF $90^{\circ}02'51''$ AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 230.09 FEET TO THE POINT OF BEGINNING.

LYING AND BEING SITUATED IN 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 John Galbreath Sr.
Mailing Address 3312 Overton Road
Mountain Brook, AL
35223

Grantee's Name Purple Properties, LLC
Mailing Address 1719 Highway 32
Columbiana, AL 35051

Property Address 4101 Highway 70
Columbiana, AL 35051

Date of Sale 09/16/2020
Total Purchase Price \$ 425,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20201009000458530 4/4 \$456.00
Shelby Cnty Judge of Probate, AL
10/09/2020 08:44:01 AM FILED/CERT

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 10/09/2020

Print Purple Properties, LLC - Joy Odom

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1