20201016000472760 10/16/2020 03:38:51 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

Send Tax Notice to: KSB Enterprises, LLC 124 Kings Crest Lane Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Western REI, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, KSB Enterprises, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 12, as shown on the Survey of Kent Farms Commercial Complex as recorded in Map Book 40, Page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16th day of October, 2020.

Western RELALC

By: Jason Spinks Its: Manager

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of Western REI, LLC, a(n) Alabama Limited Liability Company, 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 the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

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

Notary Public

My Commission Expires: 1/18/2021

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Western REL LLC  3360 Davey Allison Boulevard  Bessemer, AL 35023		Grantee's Name Mailing Address	KSB Enterprises, LLC  124 Kings Crest Lane Pelham, AL 35124
Property Address	229 Kentstone Boulevard Alabaster, AL 35007		Date of Sale Total Purchase Price Or Actual Value Or	<u>\$</u>
			Assessor's Market Valu	
	rice or actual value claime ecordation of documentary			following documentary evidence:
		Appraisa Other:		
₩	s form is not required.	r recordation cont	ains all of the requ	ired information referenced above,
	<u>.</u>	Instructi	ons	
	and mailing address - pront mailing address.	vide the name of t	he person or perso	ns conveying interest to property
Grantee's name being conveyed		vide the name of	the person or perso	ons to whom interest to property is
•	ss - the physical address of to the property was convey		ig conveyed, if ava	ilable. Date of Sale - the date on
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.				
current use val	uation, of the property as d ty for property tax purpose	determined by the	local official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt		se statements clai		l in this document is true and nay result in the imposition of the
Date October 16, 2020			Print: Justin Smit	herman
Unattes			Sign	
	(verified by)	Filed and Recorded Official Public Records Judge of Probate, Shelby C Clerk Shelby County, AL		tee/ Owner/egent) circle one  Form RT-1

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\$228.00 CATHY

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