

WARRANTY DEED

20201110000513510 1/3 \$55.50
Shelby Cnty Judge of Probate, AL
11/10/2020 09:38:20 AM FILED/CERT

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Wilson's Glen, LLC
5529 Parkview Circle
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Eighty-Five Thousand and no/100 Dollars (\$185,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **DAVID ACTON BUILDING CORPORATION** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **WILSON'S GLEN, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

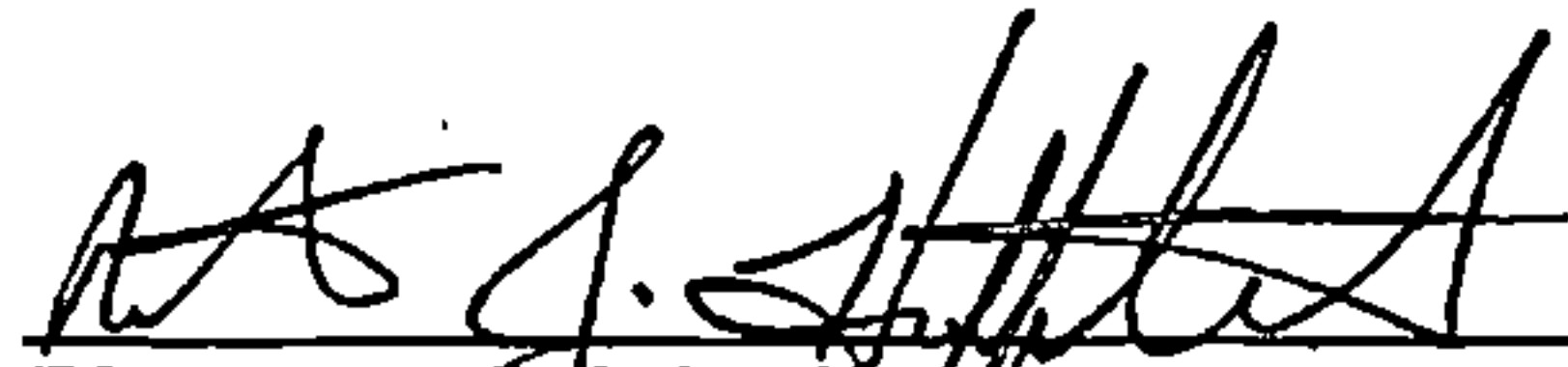
\$157,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Robert J. Huffstetler**, its **Vice President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 2nd day of November, 2020.

DAVID ACTON BUILDING CORPORATION


BY: Robert J. Huffstetler
ITS: Vice President

STATE OF ALABAMA

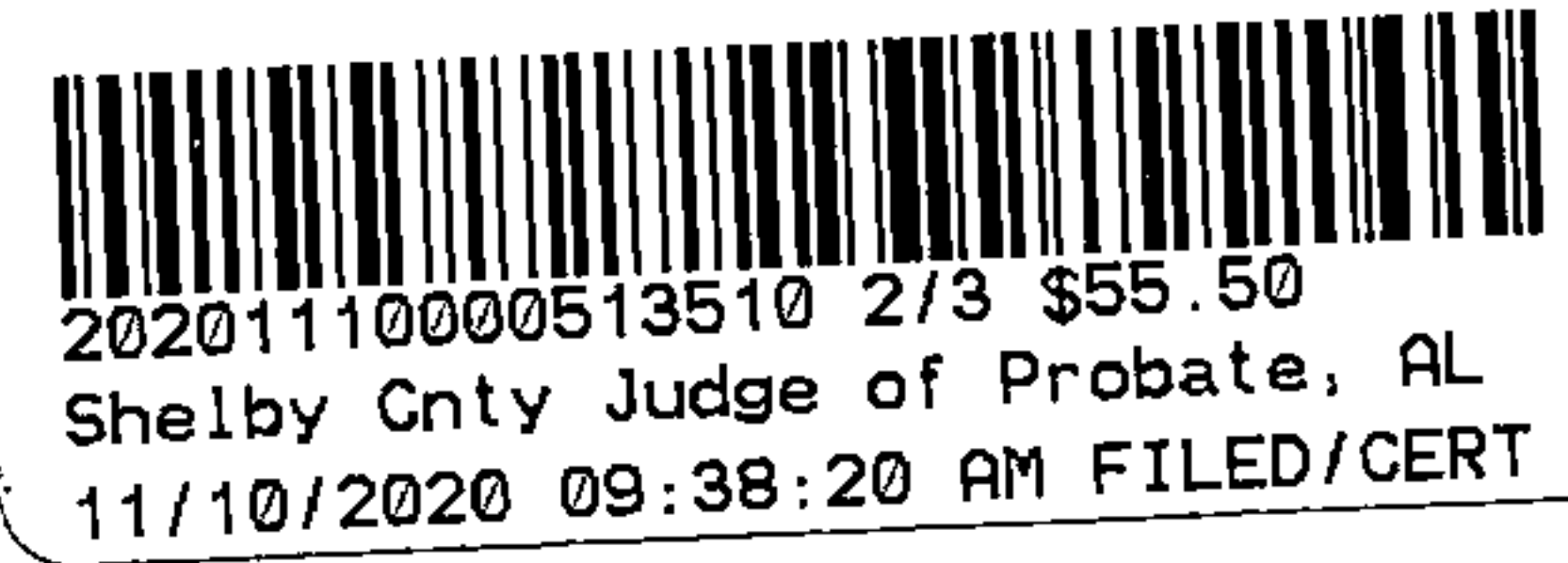
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert J. Huffstetler**, whose name as **Vice President** of **DAVID ACTON BUILDING CORPORATION**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of November, 2020.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021


Notary Public
My Commission Expires: 05/01/2021



Parcel I

Lots 1, 3, 6, 7, 9, 11, 12, 15, 16, 17, 18, 19, 20, 36, 42, 43, 44, 46, 47, 48, 49, 51, 52, 53 and the Easement and Pond Lot, according to the Survey for Single Family Residences, Wilson's Glen 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama.

Parcel II

Easement:

An easement for ingress and egress situated in the Northwest Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, lying 25 feet either side of a line, being more particularly described as follows:

Commence at a 1 ½ inch crimped iron found locally accepted to be the Northwest corner of said ¼ - ¼ section; thence run East along the North line of said ¼ ¼ section for a distance of 1,107.94 feet to the point of beginning of the centerline of said easement, said point of beginning being 25.00 feet West of a 2 inch open-top iron found; thence turn an angle to the right of 90°36'44" and run in a Southerly direction for a distance of 520.98 feet to a point on a curve to the right, having a central angle of 59°26'34" and a radius of 175.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 181.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 63.82 feet to the centerline of Park Road and the end of said easement.

Parcel III

The Southwest Quarter of the Southeast Quarter of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama. Less and except the entire subdivision of Wilson's Glen 1st Sector, Map Book 27, Page 47 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 | DAVID ACTON BUILDING | Grantee's Name | WILSON'S GLEN, LLC |
| Mailing Address | CORPORATION | Mailing Address | |
| | 4898 Valleydale Road, Suite A4 | | 5529 Parkview Circle |
| | Birmingham, AL 35242 | | Birmingham, AL 35242 |
| Property Address | 101 Wilson's Glen Drive | Date of Sale | November 2, 2020 |
| | Birmingham, AL 35242 | Total Purchase Price \$ | 185,000.00 |
| | | 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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | |

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.

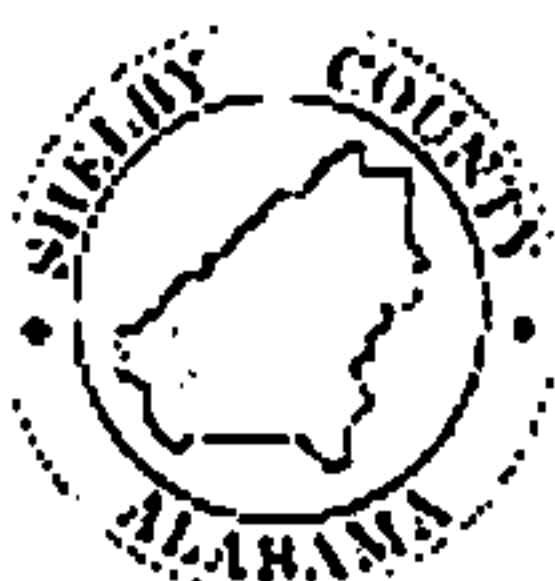
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 | _____ | Print | B. CHRISTOPHER BATTLES |
| Unattested | _____ | Sign |  |
| | (verified by) | | (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1

20201110000513510 11/10/2020 09:38:20 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2020 09:38:20 AM
\$55.50 JESSICA
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