

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **POSSIEN PROPERTIES, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **A2H, LLC**, an Oregon limited liability company (herein referred to as "Grantee"), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

Commence at the SW corner of Lot 1, Dearing Downs, 8th Addition, as recorded in Map Book 10, Page 42, in the Office of the Judge to Probate of Shelby County, Alabama, said point lying on the Easterly R.O.W. line of Shelby County Highway No. 95 (80 foot R.O.W.), in a Southerly direction along the Easterly R.O.W. line of Shelby County Highway No. 95 a distance of 330.91 feet to the POINT OF BEGINNING; thence continue along last described course a distance of 25.96 feet; thence 10 degrees, 48 minutes, 53 seconds left along said R.O.W. a distance of 51.18 feet; thence 10 degrees, 52 minutes 43 seconds right along said R.O.W. a distance of 27.77 feet; thence leaving said R.O.W. line 90 degrees, 03 minutes, 50 seconds left in an Easterly direction a distance of 119.54 feet; thence 91 degrees, 50 minutes, 30 seconds left a distance of 140.07 feet; thence 88 degrees, 09 minutes, 30 seconds left in a Westerly direction a distance of 84.61 feet; thence 90 degrees left in a Southerly direction a distance of 11.00 feet; thence 90 degrees right in a Westerly direction a distance of 15.00 feet to the beginning of a curve to the left having a radius of 25 degrees, 00 minutes and a central angle of 90 degrees; thence along the arc of said curve a distance of 39.27 feet to the end of said curve and the POINT OF BEGINNING.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all easements, covenants, reservations and restrictions, if any, appearing of record affecting said property, matters of survey, and ad valorem taxes for the current year and subsequent years.

For ad valorem tax purposes only, the mailing address of Grantee is P.O. Box 612, Merlin, Oregon 97532.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, its successors and assigns FOREVER.

IN WITNESS WHEREOF, Possien Properties, L.L.C., an Alabama limited liability company, has caused this instrument to be executed on this 21<sup>ST</sup> day of December, 2020.

Possien Properties, L.L.C.,  
an Alabama limited liability company

By: [Signature]  
Print Name Lawrence H Possien  
Its Owner

STATE OF ALABAMA )  
COUNTY OF JEFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence H Possien, whose name as President/Owner of Possien Properties, L.L.C., an 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, as such President/Owner and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 21<sup>ST</sup> day of December, 2020.

(SEAL)

[Signature]  
Notary Public  
My commission expires: 04/11/2023

This instrument was prepared by:  
Natalie Theresa Johnston Friedman, Esq.  
Rushton, Stakely, Johnston & Garrett, P.A.  
Post Office Box 270  
Montgomery, Alabama 36101-0270  
(334) 206-3100

**NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |  |                         |                                      |
|------------------|--|-------------------------|--------------------------------------|
| Grantor's Name   | POSSIEN PROPERTIES,<br>L.L.C.          | Grantee's Name          | A2H, LLC                             |
| Mailing Address  | 588 Matador Drive<br>Chelsea, AL 35043 | Mailing Address         | P.O. Box 612<br>Merlin, Oregon 97532 |
| Property Address | 1888 Highway 95<br>Helena, AL 35080    | Date of Sale            | December 23, 2020                    |
|                  |  | Total Purchase Price or | \$652,500.00                         |
|                  |  | 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 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 Ala. Code § 40-22-1(h) (1975).

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 Ala. Code § 40-22-1(h) (1975).

Date December, 2020

Print Lawrence H. Possien

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/30/2020 02:04:58 PM  
\$680.50 CHARITY  
20201230000601560

Allen S. Bayl