

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: API Alabaster, LLC

2000 Lay Dam Rd
Clanton AL 35045

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, 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, I or we, **Estate of Glenn Cannon, Case No.2018-096, Houston County, Alabama (AS TO PARCEL 1), Cannon Oil Corporation (as to Parcel 2), and Pam Weathers, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **API Alabaster, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of January, 2021.

ESTATE OF GLENN CANNON, CASE
NO.2018-096, HOUSTON COUNTY, ALABAMA (AS
TO PARCEL 1)

CANNON OIL CORPORATION (AS TO PARCEL 2)

Pam Weathers
By Pam Weathers
CEO

By Stephanie Cannon Tremaine
Executrix

Pam Weathers
Pam Weathers



20210115000026530 1/4 \$731.00
Shelby Cnty Judge of Probate, AL
01/15/2021 02:25:10 PM FILED/CERT

State of Alabama

County of HOUSTON

I, R. Eugene Clenney, Jr. Notary Public in and for the said County in said State, hereby certify that Stephanie Cannon Tremaine as the Executrix of The Estate of Glenn Cannon, Case No.2018-096, Houston County, Alabama (AS TO PARCEL 1), Pam Weathers as CEO of Cannon Oil (AS TO PARCEL 2) and Pam Weathers, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2021.

Notary Public, State of Alabama

R. Eugene Clenney, Jr.
My Commission Expires: 12/10/22

RALPH E. CLENNEY, JR.
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 10, 2022

This Instrument was Prepared by:

Send Tax Notice To: API Alabaster, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, 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, I or we, **Estate of Glenn Cannon, Case No.2018-096, Houston County, Alabama (AS TO PARCEL 1), Cannon Oil Corporation (as to Parcel 2), and Pam Weathers, a Single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **API Alabaster, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

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\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of January, 2021.

ESTATE OF GLENN CANNON, CASE
NO.2018-096, HOUSTON COUNTY, ALABAMA (AS
TO PARCEL 1)

CANNON OIL CORPORATION (AS TO PARCEL 2)

Stephanie Cannon Tremaine
By Stephanie Cannon Tremaine
Executrix

By Pam Weathers
CEO

Pam Weathers

State of ~~Alabama~~ Florida

County of Santa Rosa

I, Zachary T Battles, a Notary Public in and for the said County in said State, hereby certify that Stephanie Cannon Tremaine as the Executrix of The Estate of Glenn Cannon, Case No.2018-096, Houston County, Alabama (AS TO PARCEL 1), Pam Weathers as CEO of Cannon Oil (AS TO PARCEL 2) and Pam Weathers, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2021.

Zachary T Battles
Notary Public, State of Alabama

My Commission Expires: Oct 20, 2023



20210115000026530 2/4 \$731.00
Shelby Cnty Judge of Probate, AL
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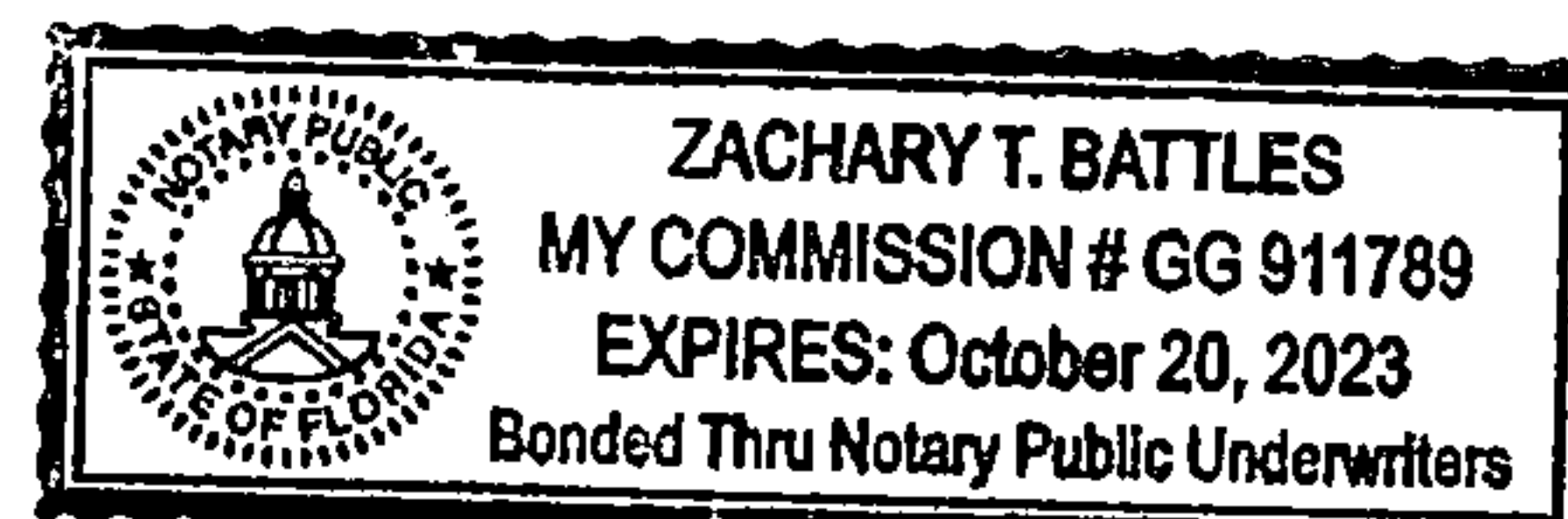


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210.0 feet; thence turn an angle to the left of 88 degrees 36 minutes and run in an Easterly direction a distance of 300.0 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.0 feet to the point of beginning; thence turn an angle to the left of 70 degrees 13 minutes and run in a Southeasterly direction a distance of 159.33 feet; thence turn an angle to the right of 70 degrees 13 minutes and run in a Southerly direction a distance of 230.41 feet to its intersection with the Northeasterly right of way line of U.S. Highway 31; thence turn an angle to the right of 135 degrees 03 minutes 30 seconds and run in a Northwesterly direction along said Northeasterly right of way line of U.S Highway No. 31 a distance of 143.61 feet to the point of commencement of a spiral curve to the right; thence turn an angle to the right of 0 degrees 04 minutes (angle being measured to chord of said spiral curve) and run in a Northwesterly direction along said Northeasterly right of way line of U.S. Highway 31 a distance of 68.71 feet; thence from chord of the last described curve turn an angle to the right of 44 degrees 52 minutes 30 seconds and run in a Northerly direction a distance of 134.00 feet to the point of beginning.

Less and except that portion conveyed to Jessie Mae McDade by deed recorded in Real Record 172, Page 09, being more particularly described as follows:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210.0 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300.00 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet to the point of beginning of said parcel; thence turn an angle to the left of 70 degrees 13 minutes and run in a Southeasterly direction for a distance of 47.53 feet; thence turn an interior angle of 64 degrees 39 minutes 30 seconds and run in a Southwesterly direction a distance of 63.12 feet to the intersection with the present Western boundary of Cannon Oil Company property; thence turn an interior angle of 45 degrees 07 minutes 30 seconds and run in a Northerly direction a distance of 60.62 feet to the point of beginning.

PARCEL 2:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence continue on same course, this course also being the Western boundary of Cannon Oil Company property, a distance of 60.62 feet to the point of beginning of said exception; thence continue on said course and present boundary line a distance of 73.38 feet to the intersection with the Northeasterly right of way line of U.S. Highway No. 31; thence turn an interior angle of 44 degrees 52 minutes 30 seconds and proceed in a Northwesterly direction and along this highway right of way, which is a spiral curve, a distance of 52.00 feet measured along the chord line; thence turn an interior angle of 90 degrees 00 minutes from this chord line and run in a Northeasterly direction a distance of 51.77 feet to the point of beginning.



20210115000026530 3/4 \$731.00
Shelby Cnty Judge of Probate, AL
01/15/2021 02:25:10 PM FILED/CERT



20210115000026530 4/4 \$731.00
Shelby Cnty Judge of Probate, AL
01/15/2021 02:25:10 PM FILED/CERT

Shelby County, AL 01/15/2021
State of Alabama
Deed Tax: \$700.00

Real Estate Sales Validation Form

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

Grantor's Name Estate of Glenn Cannon, Case
No.2018-096, Houston County,
Alabama (AS TO PARCEL 1)
Cannon Oil Corporation (as to Parcel
2)
Pam Weathers

Mailing Address

Grantee's Name API Alabaster, LLC

Mailing Address

2000 Lay Dam Rd
Clanton AL 35045

Property Address 0 Highway 31
Alabaster, AL 35007

Date of Sale January 01, 2021

Total Purchase Price \$700,000.00

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)

☐ 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 of 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 January 07, 2021

(X) Pam Weathers
PAM Weathers

Print Estate of Glenn Cannon, Case No.2018-096,
Houston County, Alabama (AS TO PARCEL 1)

Cannon Oil, Inc.
By: Pam Weathers
Pam Weathers, President

Form RT-1