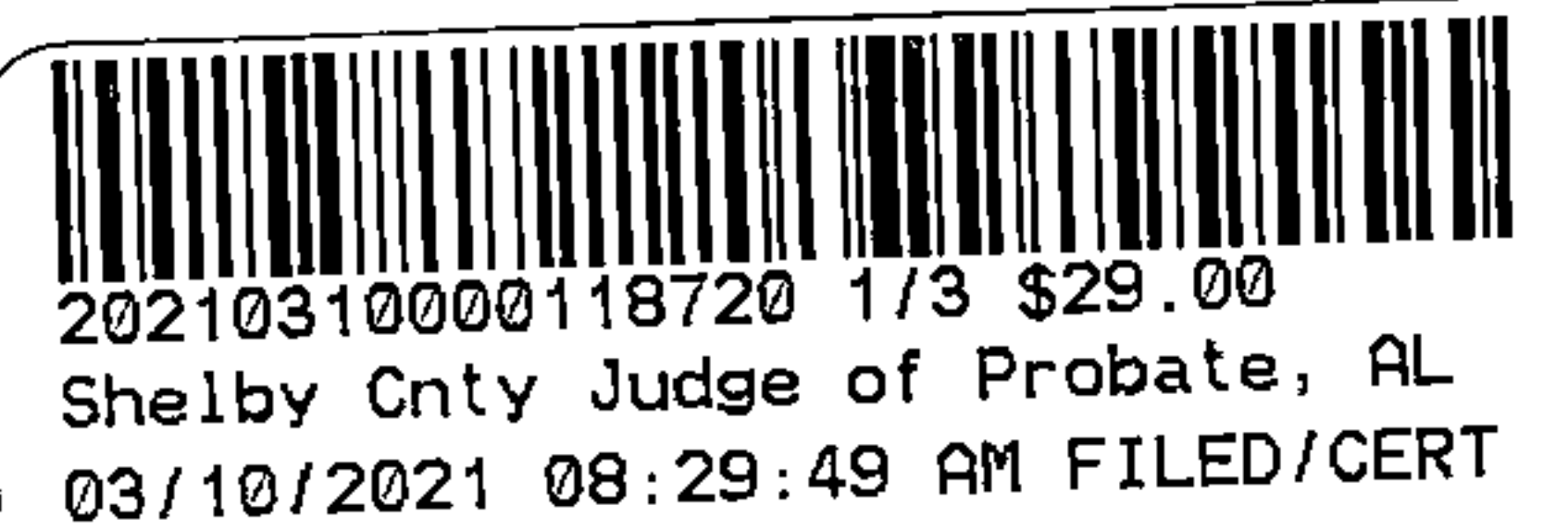


THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Hope Haven Kids
21 Haven Hill Lane
Sterrett, AL 35147



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty-Five Thousand and No/100ths (\$45,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, (hereinafter referred to as GRANTORS), **Tracy Ray Calamas and spouse, John Peter Calamas**, whose address is 21 Haven Hill Lane, Sterrett, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hope Haven Kids, a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at a scribe in bridge being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00 19' 09" West along the East boundary of the Northwest one-fourth of the Northeast one-fourth of Section 8, Township 18 South, Range 2 East for a distance of 1294.82 feet to an axle in place being the Southeast corner of said quarter-quarter section; thence proceed North 89 35' 44" West along the South boundary of said quarter-quarter section for a distance of 400.00 feet; thence proceed North 09 48' 41" West for a distance of 1688.78 feet to a " rebar in place; thence proceed North 68 50' 01" East for a distance of 416.80 feet to a " rebar in place; thence proceed North 30 29' 32" West for a distance of 455.54 feet (set " rebar); thence proceed North 63 21' 00" East along the Southerly right-of-way of said road for a distance of 161.89 feet to the P.C. of a concave curve left having a delta angle of 17 51' 28" and a radius of 1003.59 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 54 25' 16" East, 311.53 feet to the P.T. of said curve; thence proceed North 45 57' 10" East along the Southerly right-of-way of said road for a distance of 195.67 feet (set " rebar) being located on the East boundary of the Southwest one-fourth of the Southeast one-fourth of said Section 5; thence proceed South 00 03' 17" West along the East boundary of said quarter-quarter section for a distance of 1305.05 feet to the point of beginning. The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 5 and the Northwest one-fourth of the Northeast one-fourth of Section 8; Township 18 South, Range 2 East, Shelby County, Alabama.

Property Address: 21 Haven Hill Lane, Sterrett, AL 35147

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

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 8th day of March, 2021.

Tracy Ray Calamas

John Peter Calamas

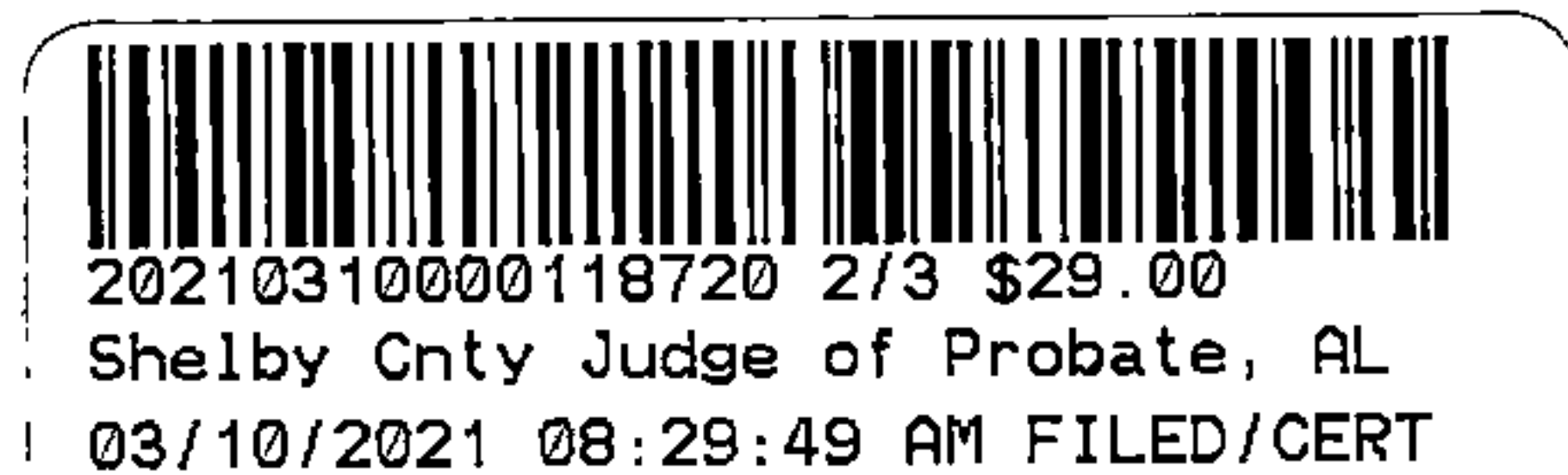
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tracy Ray Calamas and spouse, John Peter Calamas, whose names 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of March, 2021.

Mark S. Boardman

NOTARY PUBLIC Mark S. Boardman
My Commission Expires: 10-26-2022



Real Estate Sales Validation Form

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

Grantor's Name Tracy Ray Calamas
Mailing Address John Peter Calamas
21 Haven Hill Lane
Sterrett, AL 35147

Grantee's Name Hope Haven Kids
Mailing Address 21 Haven Hill Lane
Sterrett, AL 35147

Property Address 21 Haven Hill Lane
Sterrett, AL 35147

Date of Sale 3/9/2021
Total Purchase Price \$ _____



20210310000118720 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/10/2021 08:29:49 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 45,000.00

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 tax value

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 3/9/2021

Print Dawn Rasco

Unattested

(verified by)

Sign

Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1