

20210318000136480 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
03/18/2021 01:49:53 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
BDK Holdings, LLC
309 Hwy 310
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ninety Thousand and 00/100 (\$90,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Terri H. Weekley, a single woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **BDK Holdings, LLC, an Alabama limited liability company** (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:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:
Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

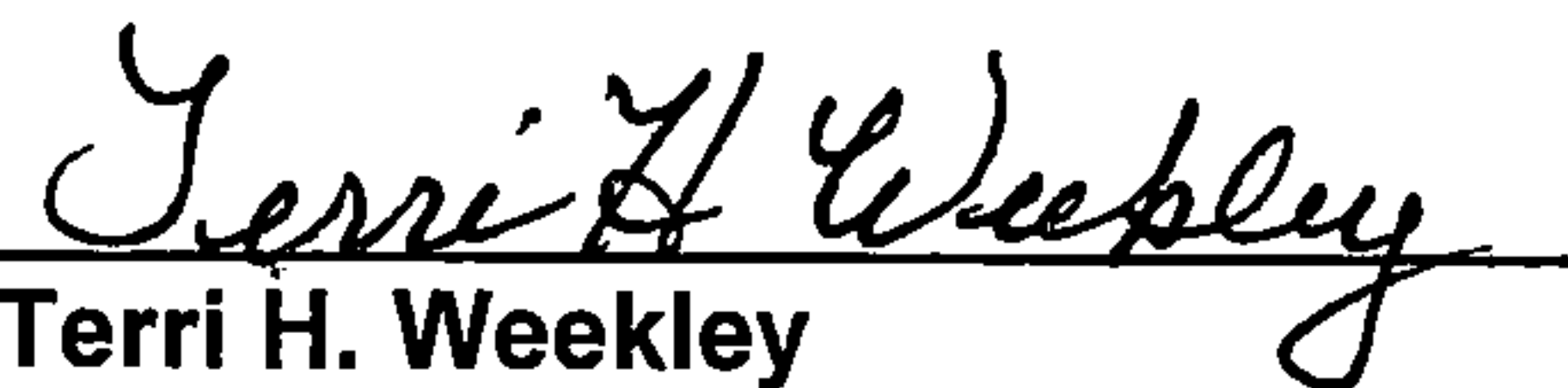
Existing covenants and restrictions, easements, building lines and limitations of record.

\$70,544.40 of the consideration was paid from the proceeds of 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **15th** day of **March**, 2021.

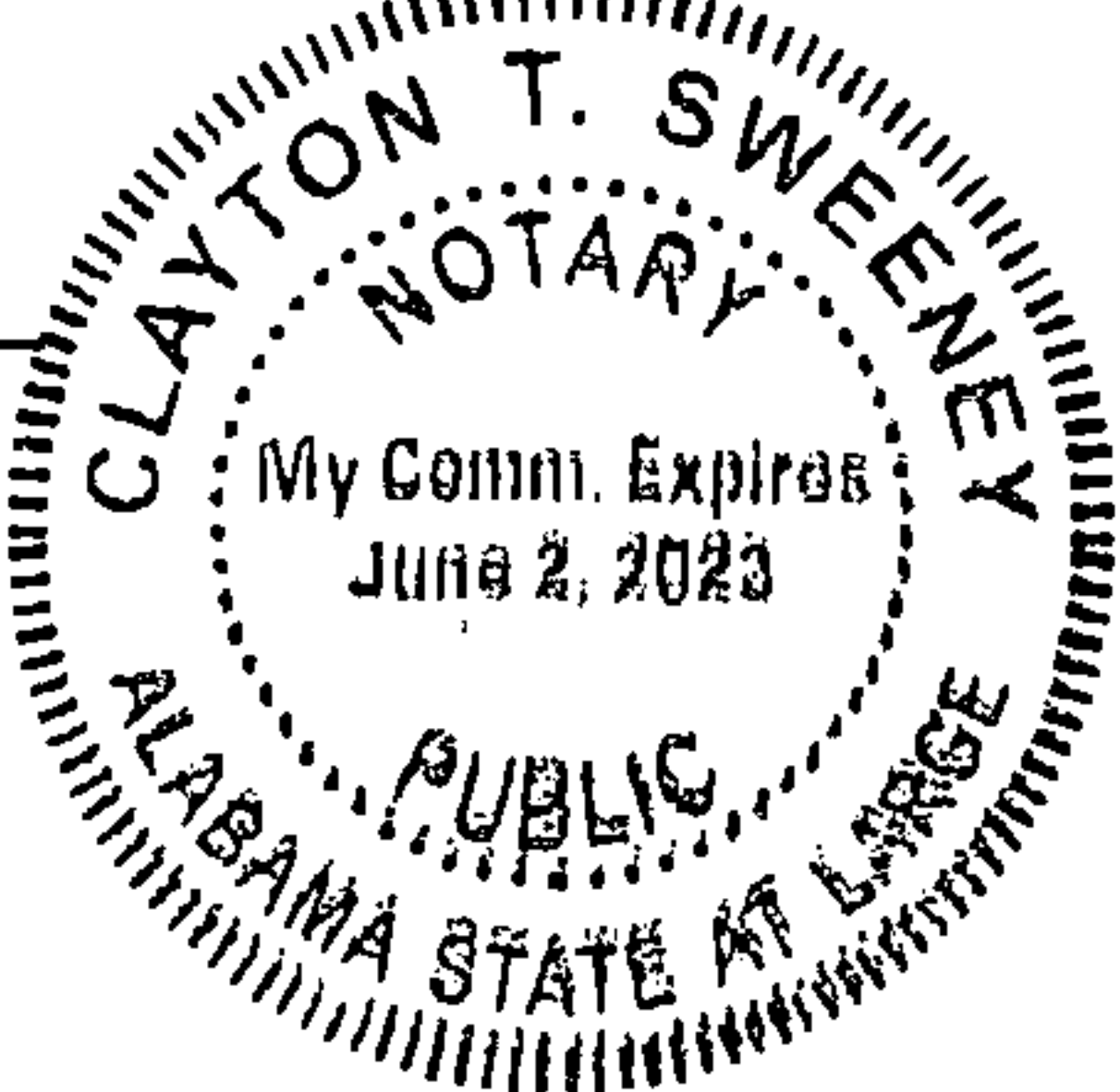

Terri H. Weekley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Terri H. Weekley, a single woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of March, 2021.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A lot in the SE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West, described as follows: Commence at the Northeast corner of the Se 1/4 of NW 1/4 of Section 22 and run West along the North line of the SE 1/4 of NW 1/4 a distance of 287.58 feet to the southwest right of way line of Old Highway No. 25; thence turn an angle of 36 degrees 13 minutes to the left and run along the southeast right of way line of Old Highway No. 25 a distance of 281.35 feet to the West right of way line of a State Highway County Road Relocation, said point being the point of beginning of lot herein described; thence turn an angle of 61 degrees 42 minutes to the left and run along the West line of said State Highway County Road Relocation a distance of 221.09 feet; thence turn an angle of 79 degrees 57 minutes to the right and run 173.15 feet along the North line of O.C. Farris lot to the East right of way line of Federal Highway No. 65; thence turn an angle of 93 degrees 38 minutes to the right and run along the East right of way line of said Federal Highway a distance of 151.50 feet to the southeast right of way line of Old Highway No. 25 as it was before the relocation thereof; thence turn an angle of 68 degrees 07 minutes to the right and run along the southeast right of way line of Highway No. 25 as it was before the relocation thereof for 212.82 feet to the point of beginning; being situated in Shelby County, Alabama.

JHW



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Real Estate Sales Validation Form

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

Grantor's Name Terri H. Weekley

Grantee's Name BDK Holdings, LLC

Mailing Address 1423 Longbrook Drive N.E.
Cullman, AL 35055

Mailing Address 309 Hwy 310
Calera, AL 35040

Property Address Corner of Hwy 310
Calera, AL 35040

Date of Sale March 15, 2021

Total Purchase Price \$ 90,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 03/18/2021
State of Alabama
Deed Tax: \$19.50

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/ Assessor's Appraised Value

☐ Other – property tax redemption

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 Terri H. Weekley

Unattested

(verified by)

Sign

Terri H. Weekley
(Grantor/Grantee/Owner/Agent) circle one

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