

This Instrument was Prepared by:

Send Tax Notice To: TOTAL RESTORATION, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27095

5691 Spring Creek Rd
Montevallo AL 35115

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **BM PROPERTIES LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **TOTAL RESTORATION, 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

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March, 2021.

BM PROPERTIES LLC

By Michael Ferguson
Member

By Brett Josephson
Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Michael Ferguson and Brett Josephson as Members of BM PROPERTIES LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2021.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 01, 2024

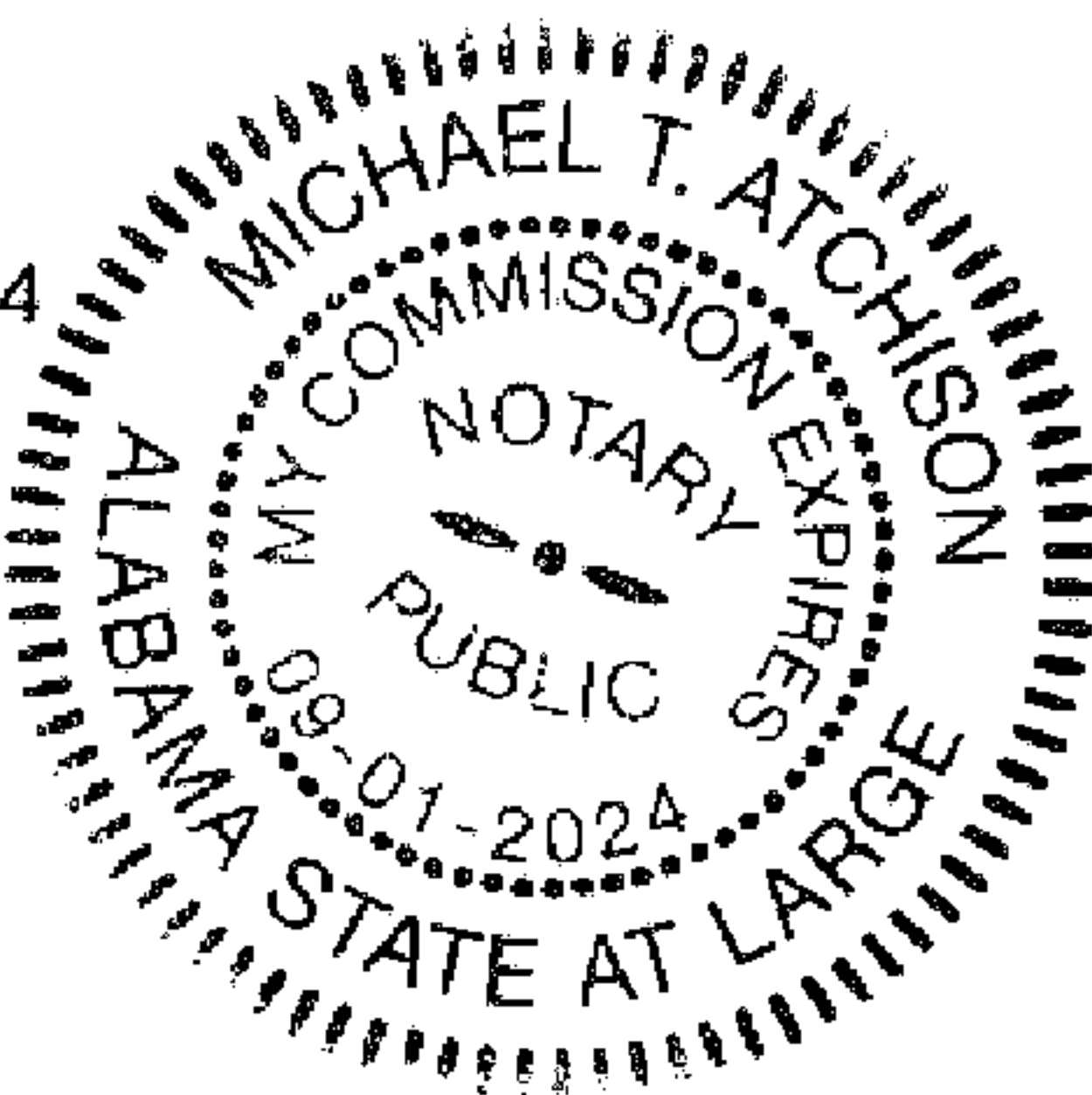


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West; thence South 90 degrees East for 442.90 feet to the West right of way of I-65; thence northerly and along said right of way of a 0 degrees 30 minutes curve to the left run 1061.26 feet to the point of beginning; thence South 87 degrees 18 minutes 20 seconds West and run 286.42 feet; thence North 50 degrees 46 minutes 20 seconds East and run 199.00 feet; thence North 44 degrees 10 minutes 20 seconds East and run 59.19 feet; thence South 81 degrees 50 minutes 08 seconds East and run 81.17 feet; thence South 4 degrees 08 minutes 07 seconds East and along chord of said West right of way 143.68 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2021 01:08:09 PM
\$153.00 MIST
20210331000159590

20210331000159590 03/31/2021 01:08:09 PM DEEDS 3/3

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name BM PROPERTIES LLC
Mailing Address _____

Grantee's Name TOTAL RESTORATION, LLC
Mailing Address _____

P.O. Box 177
Saginaw AL 35137

5691 Spring Creek Rd
Montevallo, AL 35115

Property Address 1600 Simmsville Rd.
Alabaster, AL 35007

Date of Sale March 30, 2021
Total Purchase Price \$125,000.00

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 March 29, 2021

Print BM PROPERTIES LLC

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one