

This Instrument was Prepared by:

Send Tax Notice To: Beeswax Investment Properties, LLC

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

2125 Arbor Hill Parkway  
1 Hoover AL 35244

File No.: S-21-27114

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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, **Lovelady Properties, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Beeswax Investment Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

PARCEL 1:

Begin at a point on the South right of way line of Alabama State Highway No. 70, which is 150 feet West of the intersection of said right of way line and the West right of way line of Shelby County Highway #42, in the South 1/2 of Section 34, Township 21 South, Range 2 West; then run East along said Highway 70 right of way for 150 feet; then turn right and run South along the West right of way line of said Highway #42 for 300 feet; then turn right and run West parallel with the South right of way line of said Highway No. 70 for 150 feet; then turn right and run North parallel with the West right of way line of said Highway #42 for 300 feet to the point of beginning.  
Situating in Shelby County, Alabama.

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

**\$148,750.00** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of April, 2021.

LOVELADY PROPERTIES, LLC

By Grady Scott Lovelady  
Managing Member

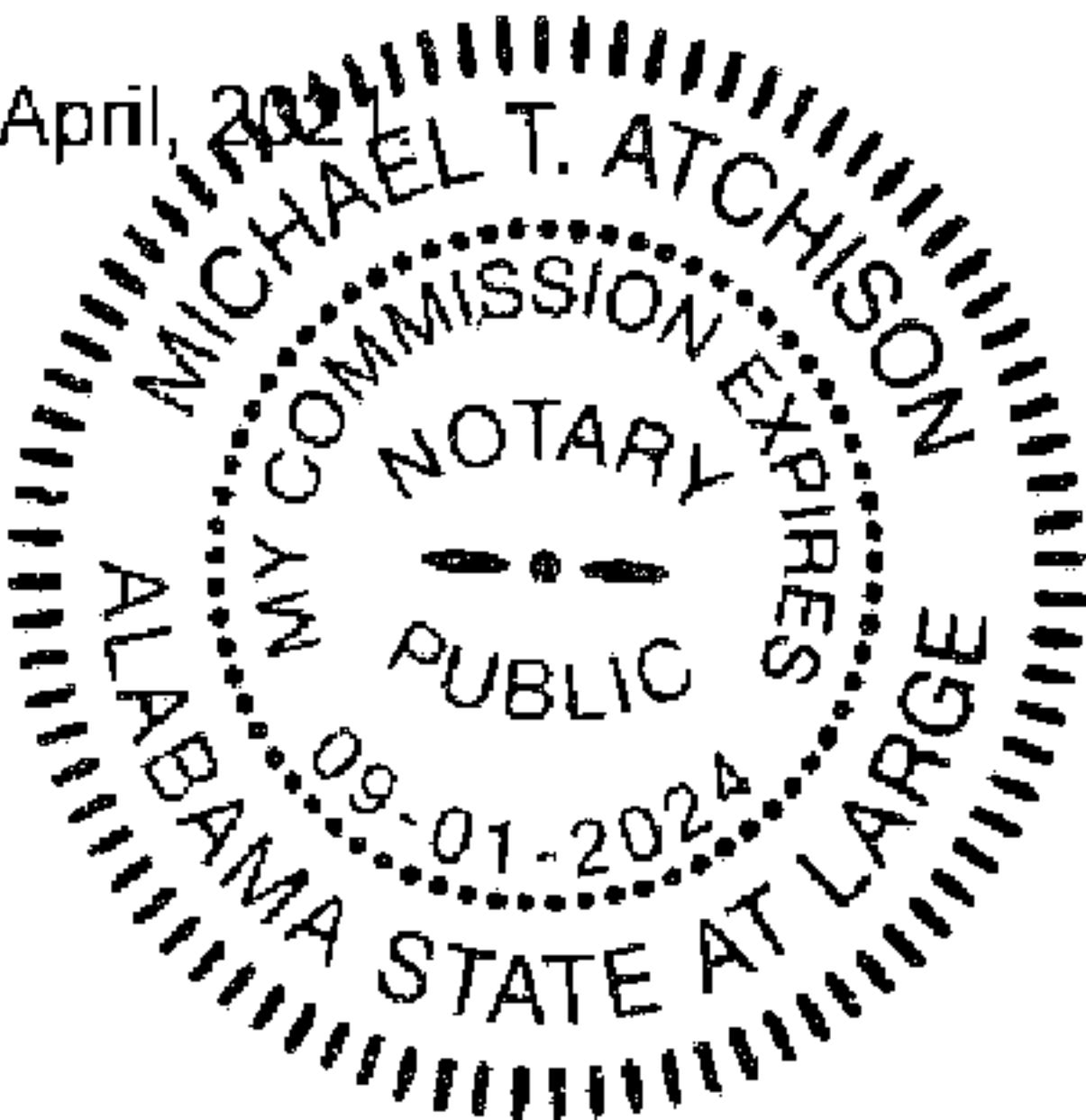
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Grady Scott Lovelady as Managing Member of Lovelady Properties, LLC, 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 8th day of April, 2021.

Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



## Real Estate Sales Validation Form

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

Grantor's Name	Lovelady Properties, LLC	Grantee's Name	Beeswax Investment Properties, LLC
Mailing Address	<u>3347 Pelham Parkway</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>2125 Arbor H. H. Parkview</u> <u>Hoover AL 35244</u>
Property Address	<u>0</u> <u>Calera, AL 35040</u>	Date of Sale	<u>April 08, 2021</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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 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 April 08, 2021

Print Lovelady Properties, LLC

   Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2021 12:27:09 PM  
\$51.50 CHERRY  
20210408000177060

*Allen S. Bayl*

Form RT-1