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05/24/2021 03:37:44 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Dunn Building Company, Inc

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 04363A

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 Nine Thousand Five Hundred Dollars and No Cents (\$109,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Grede II, a Delaware limited liability company, successor by conversion to Citation Corporation, successor by merger to Simco, Inc.**, (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 **Dunn Building Company, Inc.**, (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 Vice President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of May, 2021.

GREDE II, A DELAWARE LIMITED LIABILITY
COMPANY, SUCCESSOR BY CONVERSION TO
CITATION CORPORATION, SUCCESSOR BY
MERGER TO SIMCO, INC.

By Jennifer Dudley
Vice President

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Jennifer Dudley as Vice President of Grede II, a Delaware limited liability company, successor by conversion to Citation Corporation, successor by merger to Simco, Inc. 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 18th day of May, 2021.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/11/2024

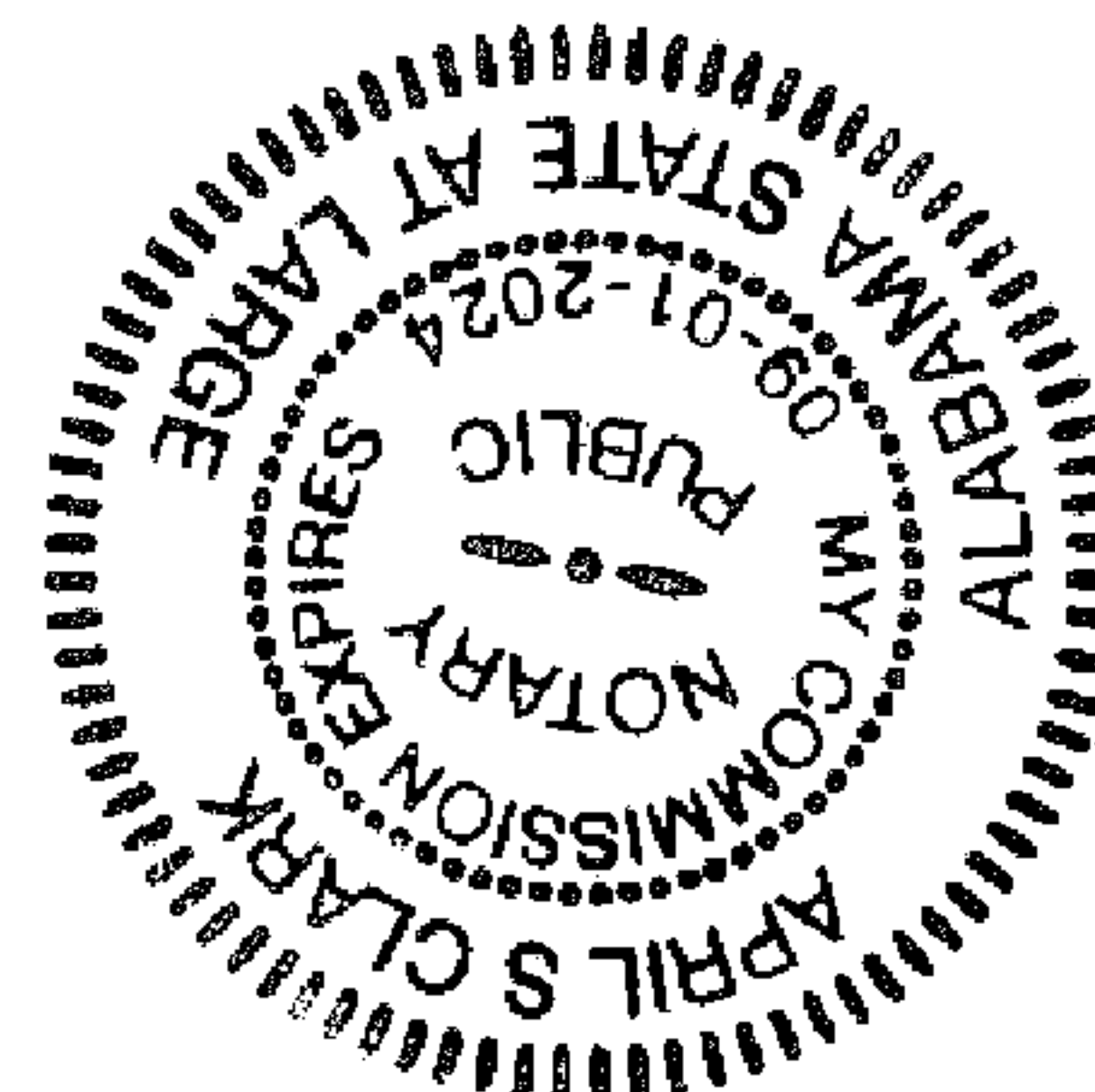


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the Northwest ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence run N89°25'52" E along the north line of said Section 26 for a distance of 1065.37 feet to a rebar and cap; thence leaving said north section line run S 00°23'38" W for a distance of 246.42 feet to the POINT OF BEGINNING of the herein described parcel, said point being a Sain rebar and cap lying on the southerly right of way of Industrial Parkway, said point also being the point of curvature to the right having a radius of 1508.00 feet, a central angle of 14°27'35", a chord bearing of S 60°14'36" W, a chord distance of 88.07 feet; thence continue along the arc of said curve and said right of way for a distance of 88.08 feet to a Weygand rebar and cap; thence S59°23'52" along the southern right of way of said road for a distance of 129.05 feet to a Weygand Rebar and Cap, thence run S30°24'00" for a distance of 207.19 feet to the northern right of way of Norfolk Southern Railroad, thence N56°12'31" E for a distance of 97.56 feet to a rebar & cap; thence run N00°23'38"E for a distance 233.86 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Grede II, a Delaware limited liability company, successor by conversion to Citation Corporation, successor by merger to Simsco, Inc.	Grantee's Name	Dunn Building Company, Inc
Mailing Address	<u>20750 Givens Ln Dr. Sk 100</u> <u>Shelby, AL 35051</u>	Mailing Address	_____
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>May 18, 2021</u>
		Total Purchase Price	<u>\$109,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 17, 2021

Print Grede II, a Delaware limited liability company, successor by conversion to Citation Corporation, successor by merger to Simsco, Inc.

Jennifer Dunn
Vice President

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/24/2021 03:37:44 PM
\$138.50 CHARITY
20210524000254250

Allen S. Bayl

