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07/09/2021 09:53:26 AM
DEEDS 1/4

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT. THIS DEED IS BASED
UPON INFORMATION PROVIDED BY GRANTOR.**

THIS INSTRUMENT PREPARED BY:
Donald Johnson, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, AL 35205

SEND TAX NOTICE TO:
Procter Enterprises, LLC
921 Persimmon Place
Hoover, Alabama 35226
Attn: Lea Ann Procter

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **WILKERSON ENTERPRISES, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), in hand paid by **PROCTER ENTERPRISES, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt whereof is acknowledged, the said Grantor, does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee, an undivided fifty percent (50%) tenant-in-common interest in the following described real estate, situated in Shelby County, Alabama to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

This conveyance is subject to: (i) ad valorem taxes for 2021 and subsequent years not yet due and payable, (ii) mineral and mining rights not owned by Grantor and (iii) all matters of record in the applicable real property records.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 6th day of July, 2021.

GRANTOR:

WILKERSON ENTERPRISES, LLC

By: Deborah W Hudson
Name: Deborah W. Hudson
Title: Manager

STATE OF Alabama)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah W. Hudson whose name as the Manager of **WILKERSON ENTERPRISES, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 6th day of July, 2021.

[Signature]

Notary Public

MY COMMISSION EXPIRES **AUGUST 12, 2022**

My Commission Expires: _____

[SEAL]

EXHIBIT A

Legal Description

Part of Block 4 of Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, situated in the North ½ of Section 31, Township 19 South, Range 2 West, and being more particularly described as follows:

Begin at the Northwest corner of Lot 0-14A, Block 4, of Cahaba Valley Business Park, as recorded in Map Book 17, Page 23, in the Probate Office of Shelby County, Alabama, said point being on the East right of way line of Cahaba Valley Parkway and also being the Southwest corner of the property herein described; thence run North along the East line of said Cahaba Valley Parkway for 64.32 feet to the beginning of a curve to the right, said curve subtending a central angle of 89°09'21" and having a radius of 223.71 feet; thence run Northeasterly along the arc of said curve and along said right of way line for 348.10 feet to the end of said curve; thence at tangent to said curve run Easterly along the South right of way line of said Cahaba Valley Parkway for 374.68 feet to a point at the intersection of the Westerly right of way line of Cahaba Valley subtending a central angle of 90°00'00" and having a radius of 50.00 feet; thence run Southeasterly along the arc of said curve and along said Westerly right of way line of Cahaba Valley Circle for 78.54 feet to the end of said curve; thence at tangent to said curve run South along the West right of way line of said Cahaba Valley Circle for 200.00 feet to the Northeast corner of said

Lot 0-14A, Block 4, Cahaba Valley Business Park; thence 90°00'00" right and run West along the North property line of said Lot 0-14A and along the centerline of a 30 foot wide drainage easement for 378.84 feet to a point; thence 07°18'59" left and continue along said North property line of Lot 0-14A and along the centerline of said easement for 272.69 feet to the point of beginning.

Together with and subject to the beneficial interest of an exclusive perpetual easement for truck turnarounds as set forth and described in Instrument #1996-01382.

Real Estate Sales Validation Form

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

Grantor's Name WILKERSON ENTERPRISES, LLC
Mailing Address 3100 Lorna Rd Ste. 207
Hoover, AL 35216

Grantee's Name PROCTER ENTERPRISES, LLC
Mailing Address 921 Persimmon Place
Hoover, AL 35226

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Property Address 252 Cahaba Valley Pkwy N
Pelham, AL 35124

Date of Sale July 6, 2021
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 255,610.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 09:53:26 AM
\$287.00 CHERRY
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Ann S. Bayl

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 Shelby County, Alabama, Citizen Access Portal

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 7/6/21

Print Deborah W. Hudson, Manager of Grantor

MY COMMISSION EXPIRES AUGUST 12, 2022

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1