

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
White Oak Land Management, LLC
65 New Venture Way
Alabaster, AL 35007

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BRENDAN FULLER and KATHERINE FULLER, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **WHITE OAK LAND MANAGEMENT, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$260,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20th day of July, 2021.



BRENDAN FULLER



KATHERINE FULLER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRENDAN FULLER and KATHERINE FULLER**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of July, 2021.

NOTARY PUBLIC
My commission expires:

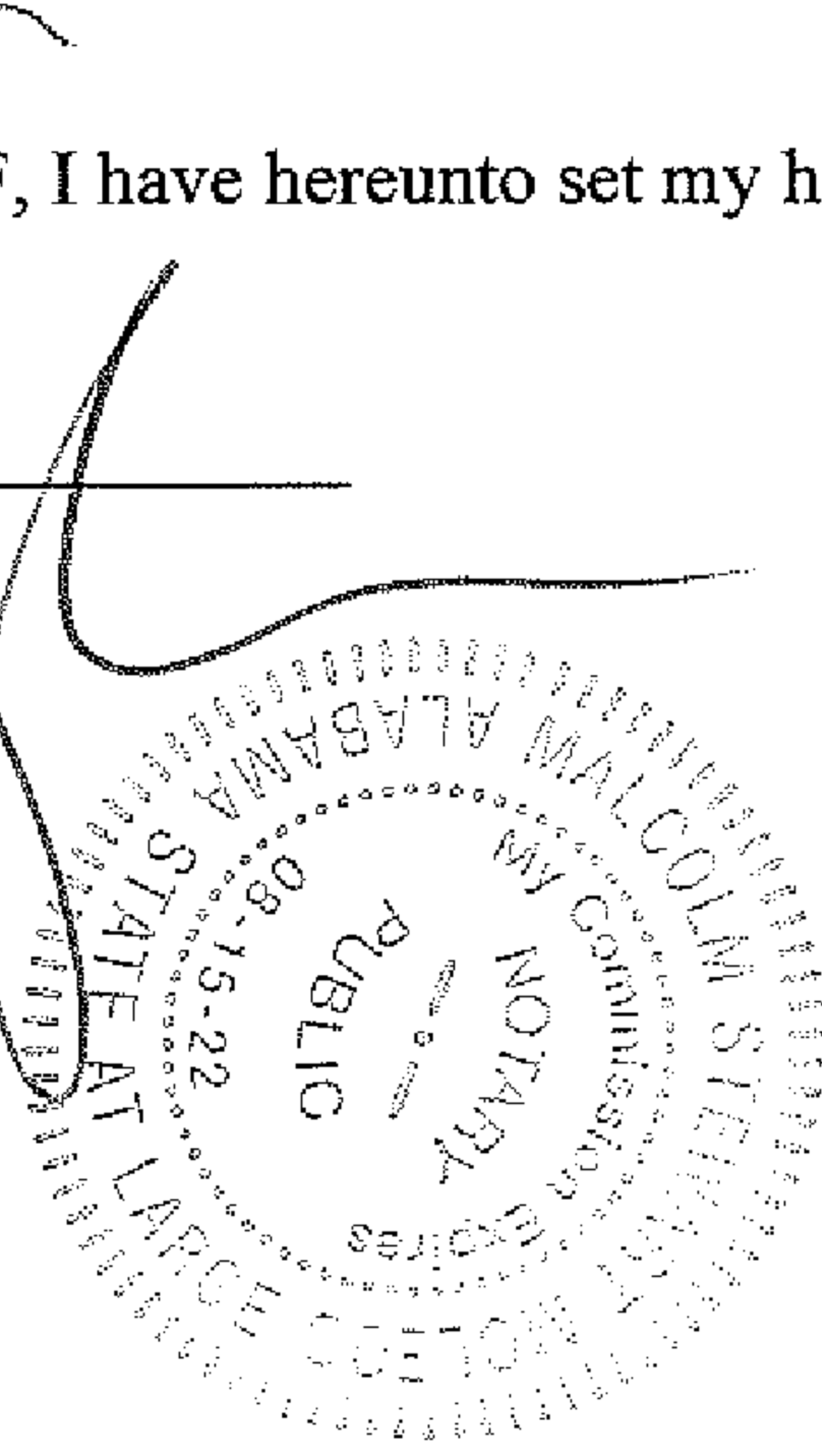


Exhibit A

Legal Description

Commence at the NE corner of Section 19, Township 21 South Range 2 West; thence run South 01 degrees 16 minutes 55 seconds West along the East line of said Section for 2251.21 feet; thence run South 89 degrees 47 minutes 30 seconds West for 326.99 feet to the point of beginning; thence continue on the last described course for 83.67 feet; thence run North 00 degrees 40 minutes 10 seconds West for 212.49 feet; thence run North 89 degrees 47 minutes 29 seconds East for 85.38 feet; thence run South 00 degrees 12 minutes 30 seconds East for 212.48 feet to the point of beginning.

Situated in Shelby County, Alabama.

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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 BRENDAN FULLER and KATHERINE FULLER

Grantee's Name WHITE OAK LAND MANAGEMENT, LLC

Mailing Address 1112 IRVING ROAD HOMEWOOD, AL 35209

Mailing Address 65 NEW VENTURE WAY ALABASTER, AL 35007

Property Address 65 NEW VENTURE WAY ALABASTER, AL 35007

Date of Sale July 20, 2021

Total Purchase Price \$305,000.00

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 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).

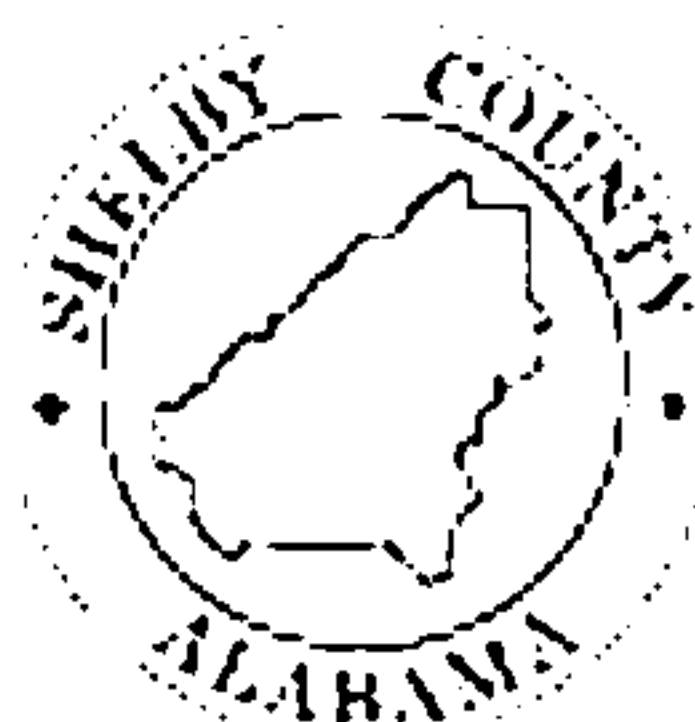
Date July 20, 2021

Print Malcolm S. McLeod

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

File 210644



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2021 04:16:53 PM
\$76.00 CHARITY
20210721000354230

Alvin S. Bevil

Form RT-1
Alabama 08/2012 LSS