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

Send Tax Notice to: Computers and Electronics Technology, LLC

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STATE OF ALABAMA)	
)	WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY-EIGHT THOUSAND SIX HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$48,675.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, J. POWERS CONSTRUCTION, LLC, an Alabama limited liability company (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, COMPUTERS AND ELECTRONICS TECHNOLOGY, LLC (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 of record, if any.

\$48,675.00 of the above-recited consideration is being paid in cash.

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 Grantor, for said Grantor, its 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 Grantor will, and its 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 Grantor has set its hand and seal this the 2nd day of August, 2021.

J. POWERS CONSTRUCTION, LLC

By: James R. Powers
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES R. POWERS, as Sole Member of J. POWERS CONSTRUCTION, LLC, whose name 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 instrument, he, as said Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of August, 2021.

NOTARY PUBLIC
My commission expires:

EXHIBIT "A"

Lots 82 and 83, according to the Survey of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35, Pgae 81, in the Probate Office of Shelby County, Alabama.

Lot 115, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

	This Document must be filed in accordan	ce with Code of Alabama	1975, Section 40-22-1	
Grantor's Name	J. POWERS CONSTRUCTION, LLC	COMPUTERS AND ELECTRONICS and Grantee's NameTECHNOLOGY, LLC		
Mailing Address	5767 Chestnut Trace	Mailing Addre	ess1355 Hueytown Road	
	Birmingham, AL 35244		Bessemer, AL 35023	
Property Address	LOTS 82, 83, & 115 HERITAGE TRACE MONTEVALLO, AL 35115	Date of S	ale <mark>August 2, 2021</mark>	
	WICHERALLO, ML 33113	Total Purchase Pr	ice\$48.675.00	
		or		
		Actual Value	\$	
		OF		
		Assessor's Market Va	lue\$	
-	e or actual value claimed on this form ca of documentary evidence is not required		ing documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contract X Closing State		Other		
If the conveyance of this form is not r	document presented for recordation con equired.	tains all of the required in	formation referenced above, the filing	
······································	Inst	ructions		
Grantor's name an current mailing add	d mailing address - provide the name of dress.	the person or persons co	onveying interest to property and their	
Grantee's name ar conveyed.	nd mailing address - provide the name o	f the person or persons to	o whom interest to property is being	
· •	the physical address of the property bei	ng conveyed, if available	. Date of Sale - the date on which	

interest to the bioberty 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).

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 A	ugust 2, 2021	Print Malcolm S. McLeod	
Ļ	Inattested	Sign	
		(verified by) (Grantor/Grantee/Owner/Agent) circle one	3
File 210	728	Clerk Alabama 08/20	rm RT-1 012 LSS
		Shelby County, AL 08/04/2021 11:01:03 AM \$80.00 BRITTANI 20210804000377550	

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