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08/20/2021 01:04:25 PM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Vulcan Investment Properties, LLC
290 Signal Cove
Chelsea, AL 35043-8171

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **EIGHT HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$870,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Tuscaloosa Paint and Decorating, Inc., an Alabama Corporation**, does hereby grant, bargain, sell and convey unto **Vulcan Investment Properties, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the South ½ of the North ½ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13; thence run East along the South section line 943.43 feet; thence turn left 65 degrees 37 minutes 16 seconds and run Northeast 3280.35 feet to the point of beginning; thence continue last course 120.00 feet; thence turn right 65 degrees 49 minutes 35 seconds and run East 322.80 feet to the Westerly right of way of Yeager Parkway; thence turn right 105 degrees 08 minutes 53 seconds and run Southwest along said right of way 75.82 feet to the point of a clockwise curve having a delta angle of 06 degrees 56 minutes 09 seconds and a radius of 651.97 feet; thence run along the arc of said curve 78.92 feet; thence turn right from the tangent of said curve 74 degrees 37 minutes 28 seconds and run Westerly 329.20 feet to the point of beginning; being situated in Shelby County, Alabama.

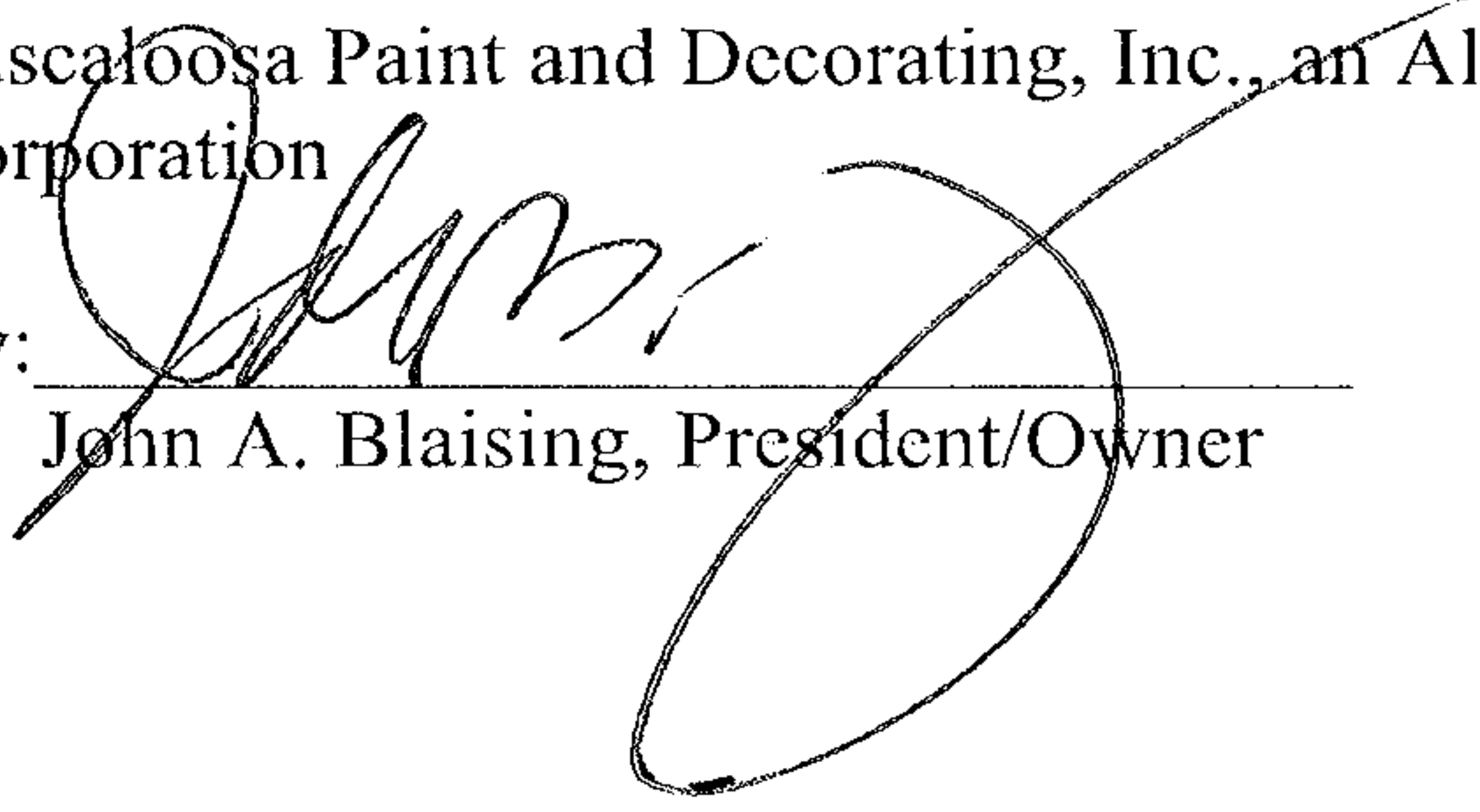
\$739,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by John A. Blaising, as President/Owner, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of August, 2021.

Tuscaloosa Paint and Decorating, Inc., an Alabama Corporation

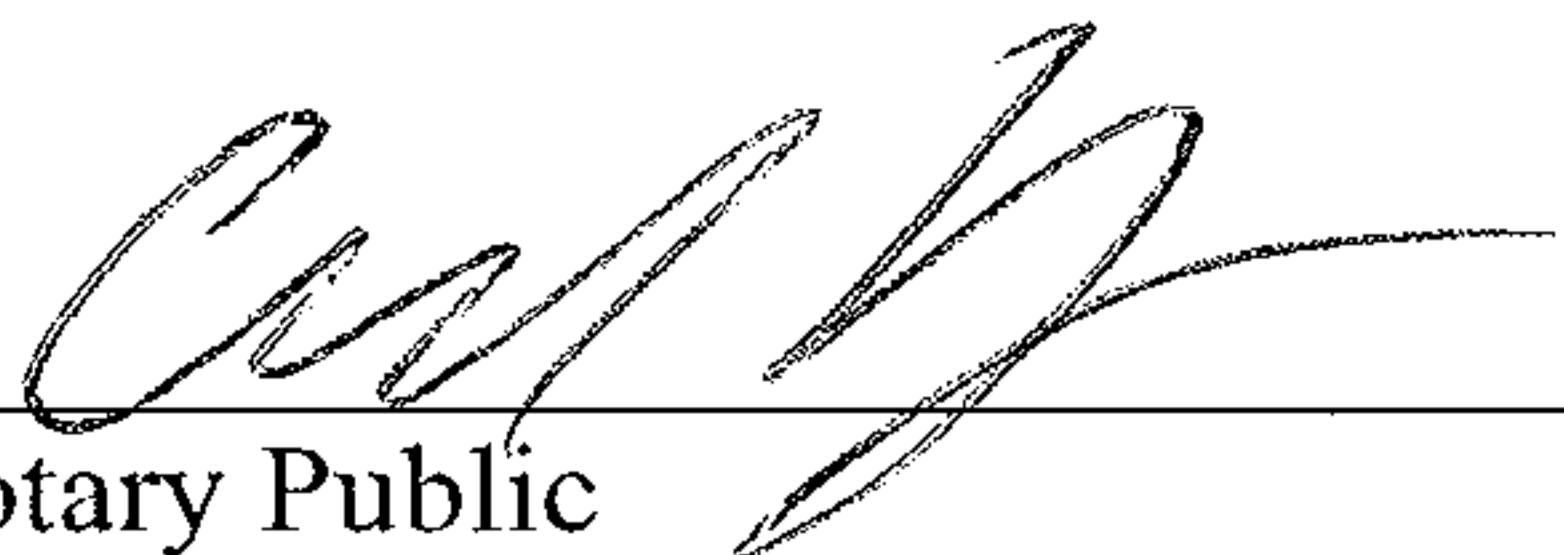
By: 
John A. Blaising, President/Owner

STATE OF ALABAMA)

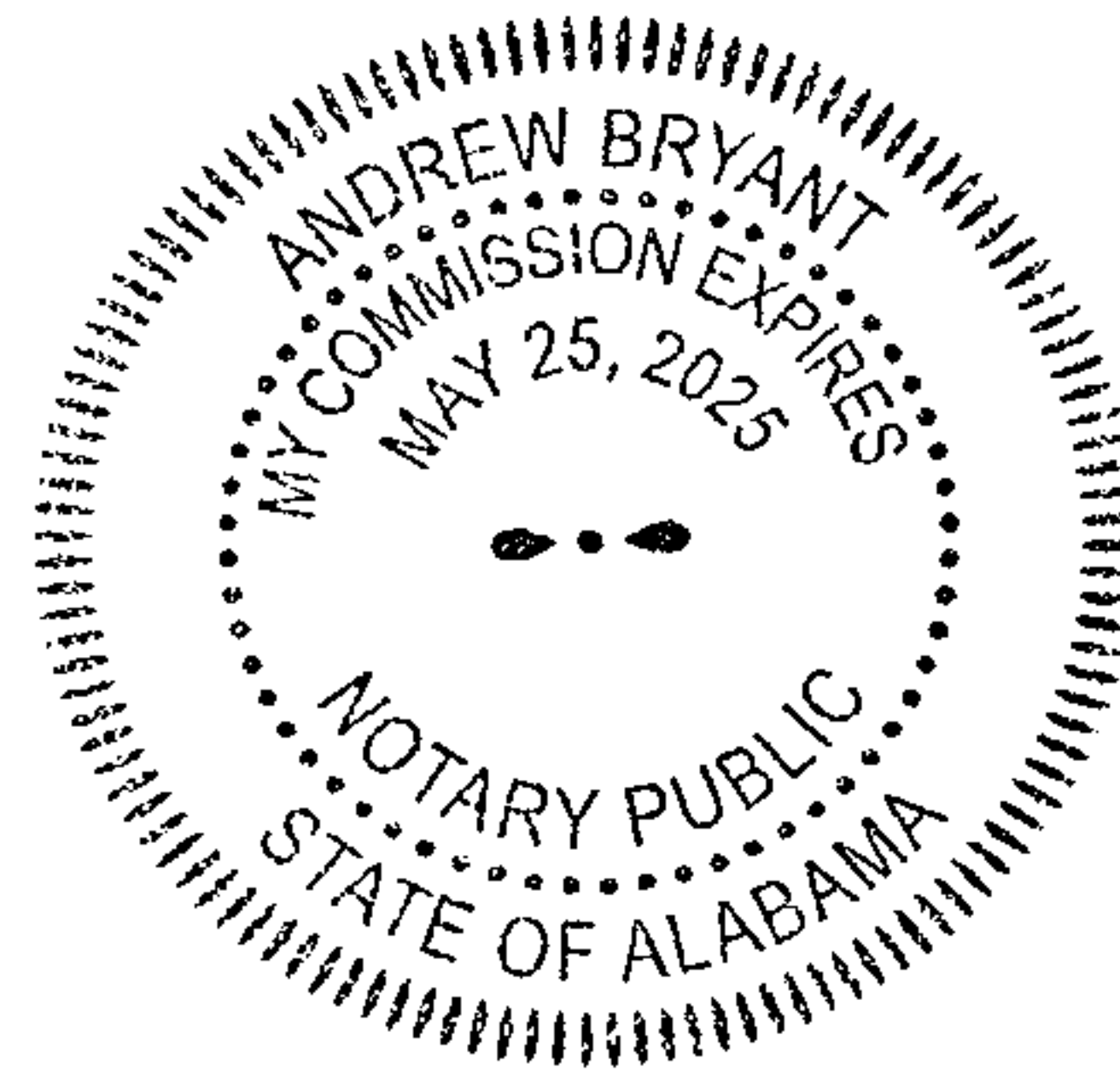
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Blaising whose name as President/Owner of Tuscaloosa Paint and Decorating, Inc., an Alabama Corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of August, 2021


Notary Public

My Commission Expires: 05/25/2025



Real Estate Sales Validation Form

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

Grantor's Name Tuscaloosa Paint and Decorating, Inc.
Mailing Address 2996 Pelham Parkway
Pelham, AL 35124

Grantee's Name Vulcan Investment Properties, LLC
Mailing Address 290 Signal Cove
Chelsea, AL 35043-8171

Property Address 1001, 1003 and 1005 Yeager Parkway
Pelham, AL 35124

Date of Sale August 18, 2021
Total Purchase Price \$870,000.00

Or
Actual Value \$
Or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2021 01:04:25 PM
\$158.50 CHERRY
20210820000408210

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
[X] 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: August 18, 2021

Print: Andrew Bryant
Sign (Grantor/Grantee/ Owner/Agent) circle one

Unattested (verified by)