

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
PJ Bus Company II, LLC
4525 Valleydale Road
Birmingham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred Seventy Thousand and No/100 Dollars (\$570,000.00) and other good and valuable consideration, to the undersigned Venture Developers, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by PJ Bus Company, II, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Lots 1 and 2, according to the Final Plat of Moultrie Brothers, LLC Addition to Southgate Industrial Park, Phase 2, as recorded in Map Book 29, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions appearing of record in instrument 2002-19319, in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 145, Page 378 in the Probate Office of Shelby County, Alabama; (6) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records; (7) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.

\$ 456,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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



20211014000500790 2/3 \$142.00
Shelby Cnty Judge of Probate, AL
10/14/2021 01:16:50 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on this the 4th day
of October, 2021.

WITNESS:

Barbara D Edwards

VENTURE DEVELOPERS, LLC

By:

Michael L. Wood

Michael L. Wood

As its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Manager of Venture Developers, LLC, an Alabama limited liability company, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 4th day of October, 2021.

Barbara D Edwards
Notary Public

My Commission Expires: 7/19/22



20211014000500790 3/3 \$142.00
Shelby Cnty Judge of Probate, AL
10/14/2021 01:16:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name:
Venture Developers, LLC
Mailing Address:
1920 Highway 33, Suite A
Pelham, AL 35124

Property Address:
451 Southgate Drive
Pelham, Alabama 35124

Grantee's Name:
PJ Bus Company II, LLC
Mailing Address:
4525 Valleydale Road
Birmingham, AL 35242

Date of Sale: October 4, 2021
Total Purchase Price or Actual Value or
Assessor's Market Value: \$570,000.00

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 _____
Contract _____
Other _____

Appraisal _____
Closing Statement X

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 applicable.

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.

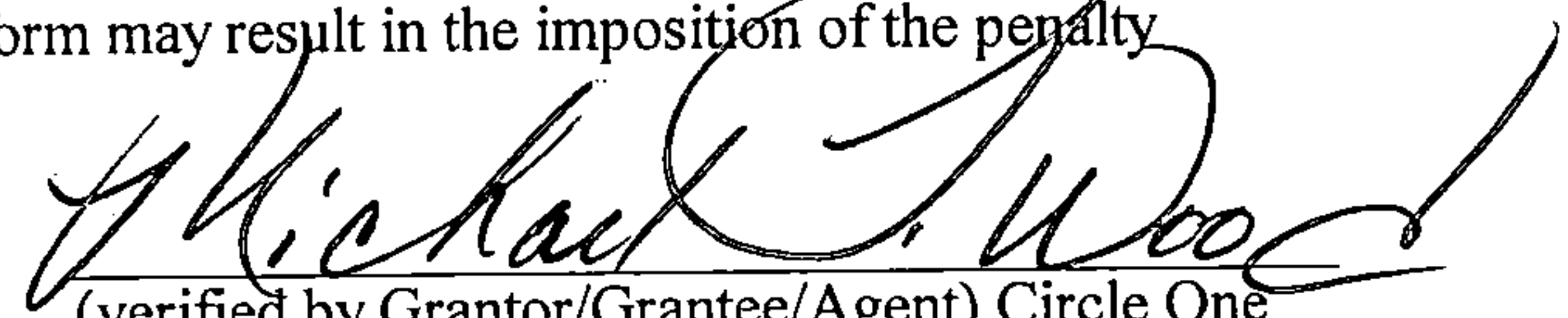
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: Oct 4, 2021

Form RT-1


(verified by Grantor/Grantee/Agent) Circle One
Michael L. Wood, as Manager of
Venture Developers, LLC