



20211025000516490 1/4 \$310.00  
Shelby Cnty Judge of Probate, AL  
10/25/2021 11:41:03 AM FILED/CERT

STATE OF ALABAMA                    )  
                                          )  
COUNTY OF SHELBY                )     WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor, **ALABAMA GASLIGHT & GRILL, INC., an Alabama corporation** (herein referred to as Grantor) in hand paid by the Grantee, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **NEW LIFE PROPERTIES LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 20, the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all being in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section 20; thence South 83 deg. 40 min. 34 sec. East a distance of 1.79 feet to the point of beginning, said point lying on the Easterly line of a 200 foot wide CSX Railroad R.O.W.; thence North 22 deg. 54 min. 48 sec. West along said Railroad R.O.W. a distance of 192.04 feet to the intersection of the Easterly line of said Railroad R.O.W. and the Southerly R.O.W. line of County Road #87 (80 foot R.O.W.); thence North 64 deg. 05 min. 17 sec. East along the Southerly line of said County Road #87 R.O.W. a distance of 171.07 feet; thence leaving said R.O.W. South 45 deg. 01 min. 30 sec. East a distance of 39.38 feet; thence South 20 deg. 15 min. 38 sec. West a distance of 190.30 feet; thence South 18 deg. 10 min. 04 sec. West a distance of 84.39 feet to a point on the Easterly line of said Railroad R.O.W.; thence North 22 deg. 54 min. 48 sec. West along said Railroad R.O.W. line a distance of 37.88 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.

DEED REFERENCE: Document 20110119000020130.





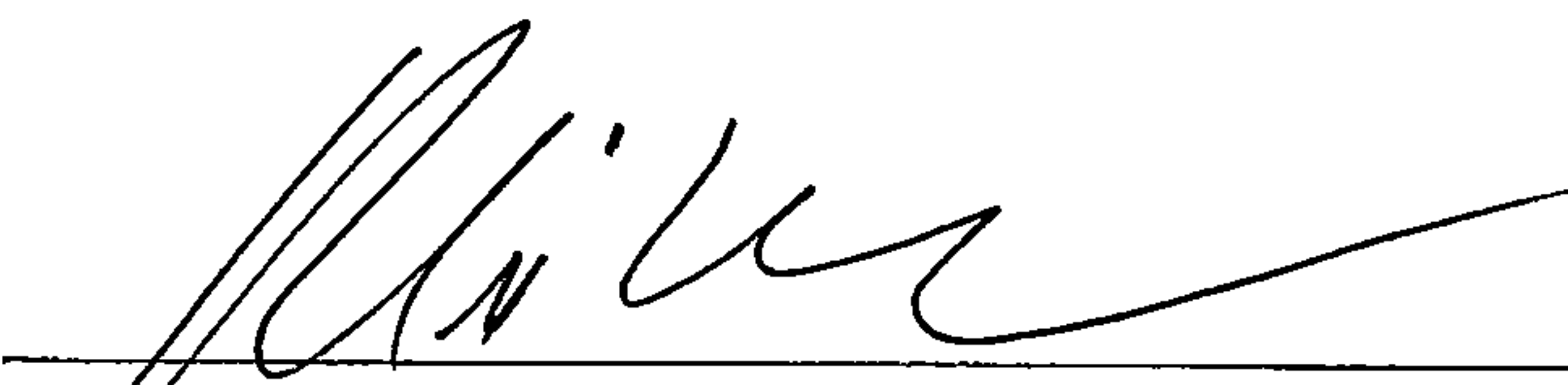
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TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple forever.

And Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by MICHAEL K BARNETT, its Director, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 27 day of September, 2021.

**ALABAMA GASLIGHT & GRILL, INC., an  
Alabama limited liability company**

  
**BY: MICHAEL K BARNETT, Director**





20211025000516490 3/4 \$310.00  
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STATE OF ALABAMA )

COUNTY OF Jefferson )

GENERAL ACKNOWLEDGEMENT

I, Jonathan Mahalley, a Notary Public in and for said County, in said State, hereby certify that, **MICHAEL K BARNETT, Director of ALABAMA GASLIGHT & GRILL, INC.**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, 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 23<sup>rd</sup> day of September, 2021.



NOTARY PUBLIC

My Commission Expires: 9/26/23

This instrument was prepared by:

Travis R Wisdom

The Wisdom Firm LLC

235 Bent Creek Road, Suite 100

Auburn, AL 36830

334.826.0722





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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 Alabama Gaslight &  
Mailing Address Grill, Inc.  
1972 Hickory Rd  
Vestavia Hills, AL  
35216

Grantee's Name NewLife Properties LLC  
Mailing Address 2515 Danbury Dr  
Auburn, AL  
36830

Property Address 2596 County Rd 87  
Alabaster, AL  
35007

Date of Sale September 27, 2021  
Total Purchase Price \$ 279,000.00

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 9/27/21

Print Travis R. Wisdom

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1