

This Instrument prepared by : Crest Legal Group LLC
790 Montclair Rd
Ste 220
Birmingham, AL 35213

Property Address:
1225 1st Street
Alabaster, AL 35007

Grantee's Address:
1318 Pike Road
Pike Road, AL 36064

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Solid Equities Inc., a Georgia Corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto 2dn LLC, an Alabama Limited Liability Company and Title Exchange Services LLC, a Limited Liability Company (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Solid Equities by its President, who is authorized to execute this conveyance, has hereto set signature and seal, this the 22nd day of October, 2021

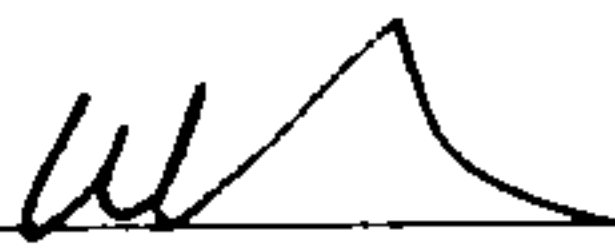
Solid Equities Inc., a Georgia Corporation

By: 
Kelvin R. Davidson, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Walter Rowe, a Notary public in and for said County in said State, hereby certify that Kevin R. Davidson whose name as President of the Solid Equities, a 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 Corporation.

Given under my hand this 22nd day of October, 2021.



Notary Public

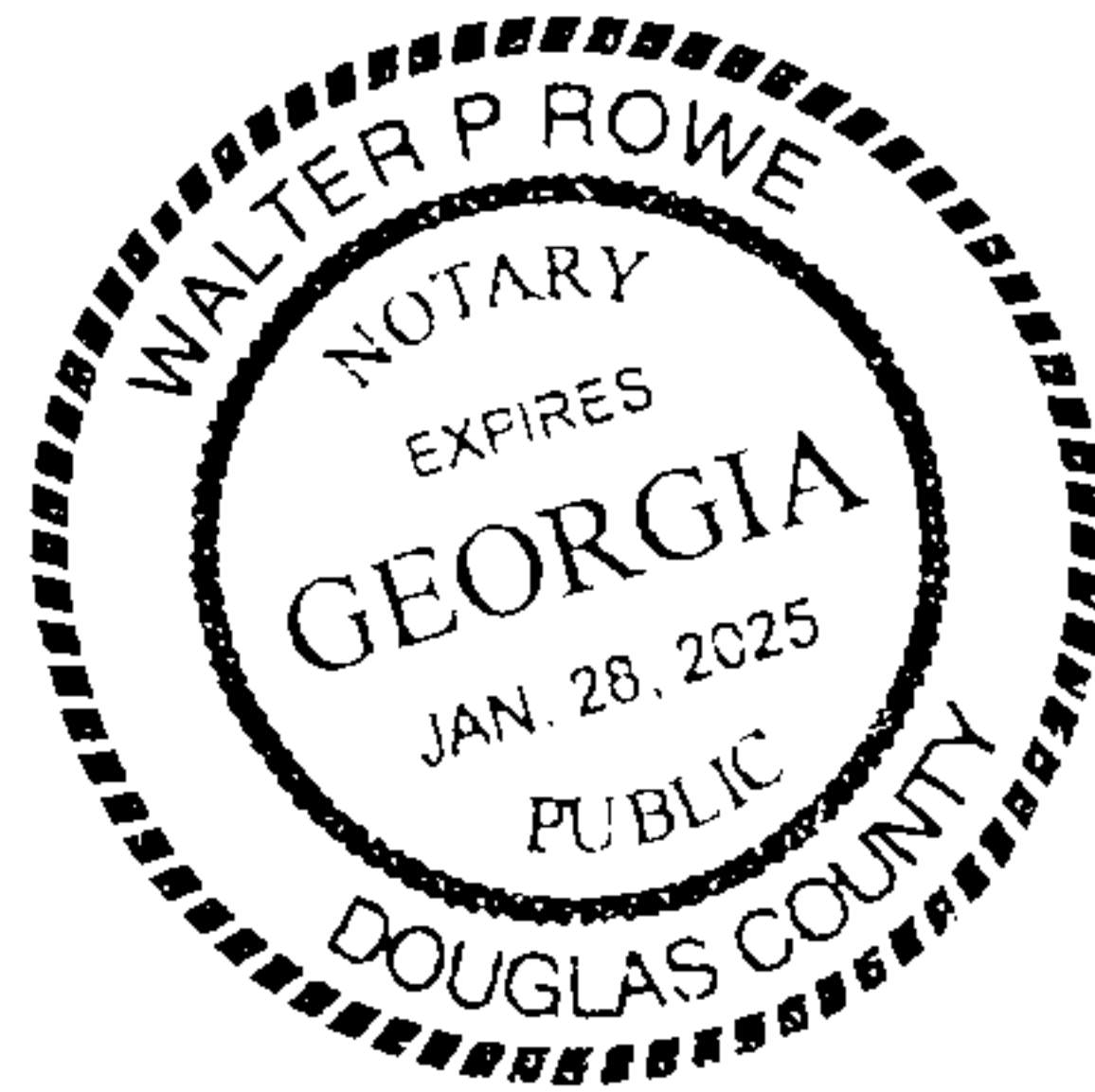


EXHIBIT "A"

Property Address: 1225 1st Street, Alabaster, AL 35007

A parcel of land located in the SW $\frac{1}{4}$ of Section 25, the SE $\frac{1}{4}$ of Section 26, the NE $\frac{1}{4}$ of Section 35, and the NW $\frac{1}{4}$ of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Section 25; thence in an Easterly direction, along the South line of said Section 25, a distance of 130.60 feet to the Point of Beginning, said point being on the Northwestern right of way line of U. S. Highway 31; thence 74 degrees 13 minutes 10 seconds left in a Northeasterly direction, along said Highway right of way line, a distance of 26.0 feet; thence 107 degrees 34 minutes 41 seconds left, in a Southwesterly direction, a distance of 248.11 feet to the Southeasterly right of way line of the L and N Railroad; thence 80 degrees 19 minutes 19 seconds left, in a Southwesterly direction, along said railroad right of way line, a distance of 112.0 feet; thence 97 degrees 14 minutes 55 seconds left, in an Easterly direction, a distance of 229.09 feet to the Northwestern right of way line of said Highway 31; thence 74 degrees 08 minutes 55 seconds left, in a Northeasterly direction, along said right of way line, a distance of 100.0 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2021 02:19:21 PM
 \$631.00 JOANN
 20211102000531040

Ann S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Solid Equities
 Mailing Address PO Box 70
Douglasville, GA 36014

Property Address 1225 1st Street
Alabaster, AL 35007

Grantee's Name 2dn LLC and Title Exchange Services
LLC
 Mailing Address 1318 Pike Road
Pike Road, AL 36064

Date of Sale October 22, 2021
 Total Purchase Price \$600,000.00
 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

☐ Appraisal
☐ Other:

☒ Closing Statement

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 10/29/2021

Print Kelvin R. Davidson

☐ Unattested

Sign 10/29/2021 *Kelvin R. Davidson*