

20211220000599440
12/20/2021 11:54:36 AM
DEEDS 1/6

This instrument was prepared by
and send tax notice to:
K2 Towers III, LLC
57 East Washington Street
Chagrin Falls, Ohio 44022

GENERAL WARRANTY DEED
(ALABASTER, SHELBY COUNTY, ALABAMA)

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency whereof are hereby acknowledged, BILLY R. HINDS, a married man, and HEIDE P. HINDS, his wife, (together, "Grantors"), having a mailing address at 376 Turnberry Road, Birmingham, Alabama 35244, do grant, bargain, sell and convey unto K2 TOWERS III, LLC, a Delaware limited liability company ("Grantee"), having a mailing address at 57 East Washington Street, Chagrin Falls, Ohio 44022, the following described real estate situated in Shelby County, Alabama, to-wit ("Property"):

A parcel of land being a part of Lots 1 and 2, of Block 2, of the Buck Creek Cotton Mill Subdivision, as recorded in Map Book 3, Page 9, of the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northeast corner of Lot 1 of Block 2 of the Buck Creek Cotton Mill Subdivision as recorded in Map Book 3, Page 9, of the Office of the Judge of Probate of Shelby County, Alabama, being also the point of beginning; thence run Southeasterly along the East line of said Lots 1 and 2, a distance of 100.74 feet to an iron pin found at the Southeast corner of said Lot 2; thence right 95 degrees 50 minutes 50 seconds Westerly along the South line of Lot 2 a distance of 404.50 feet to a set iron pin; thence right 74 degrees 58 minutes 23 seconds Northwesterly 103.48 feet to a set iron pin; thence right 104 degrees 59 minutes 23 seconds East along the North line of Lot 1 a distance of 421.07 feet to the point of beginning.

Tax ID: 23 1 02 1 002 009.001

Property Address: 204 3rd Street NE, Alabaster, Alabama 35007

Together with any and all rights of ingress and egress that Grantors have or may have in and to the 15' gravel road purportedly maintained by the City of Alabaster, State of Alabama and described hereinbelow:

CENTERLINE OF A 15' GRAVEL ROAD EASEMENT DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 2, the Northwest Quarter of Section 1, the west 1/2 of Section 36, and the Southeast 1/4 of Section 35 Township 21 South, Range 3 West Shelby County, Alabama, as shown on a plat titled BUCK CREEK COTTON MILL SUBDIVISION as recorded in Map Book 3, Page 9 in the Office of the Probate Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commencing at the Southeast Corner of Lot 4 of the BUCK CREEK COTTON MILL SUBDIVISION as recorded in map Book 3, Page 9, in the Office of the Judge of Probate of Shelby County Alabama, being a found rebar, thence run Westerly N90°00'00"W along the South line of Lot 4 a distance of 287.01 feet to an existing rebar bearing the Cap # CA-00010; thence Northeasterly N9°56'20"E a distance of 101.46 feet to a set rebar bearing the Cap # 9676; thence N5°21'11"E a distance of 100.45 feet to the North line of Lot 1, said BUCK CREEK COTTON MILL SUBDIVISION and the POINT OF BEGINNING; thence along an existing gravel road N7°19'55"E a distance of 67.57 feet; thence N5°22'06"W a distance of 85.63 feet; thence N0°04'18"W a distance of 102.21 feet; thence N10°15'36"E a distance of 86.98 feet; thence N31°50'51"E a distance of 102.52 feet; thence N8°08'15"E a distance of 105.07 feet; thence N27°48'16"E a distance of 150.30 feet; thence N8°31'45"E a distance of 293.15 feet; thence N34°59'36"E a distance of 66.09 feet; thence N11°49'01"E a distance of 75.64 feet; thence N4°21'41"E a distance of 184.03 feet; thence N17°50'01"E a distance of 377.82 feet; thence N10°28'16"E a distance of 517.09 feet; thence N22°44'16"E a distance of 455.56 feet; thence N30°59'35"E a distance of 225.95 feet to the centerline of 3rd Street NE, and Whitestone Drive to the terminus of said easement.

TO HAVE AND TO HOLD said Property unto Grantee, its successors and assigns, forever, together with all the improvements thereon, and the tenements, hereditaments and appurtenances thereto belonging or in any way pertaining thereto, and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property, subject only to those matters that appear on Exhibit A ("Permitted Encumbrances") attached hereto and made a part hereof.

And the said Grantors, for their heirs, personal representatives, successors and assigns, hereby covenant with the said Grantee, and with its successors and assigns, that Grantors are lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except as otherwise noted above; that Grantors have a good and lawful right to sell and convey the same as aforesaid; and that Grantors and Grantors' respective heirs, personal representatives, successors and assigns will forever warrant and defend unto the Grantee and its successors and assigns title to and possession of the Property from and against the lawful claims and demands of any and all persons whomsoever.

The foregoing Property does not constitute the homestead of Grantors.

In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of the Grantors' knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and correct. The Grantors further understand that any false statements claimed may result in the imposition of the penalty contained in Alabama Code Section 40-22-1(h) (1975).

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands on this 2 day of December, 2021.

(Signature page to follow)

(Signature page for General Warranty Deed - Alabaster, Shelby County, Alabama)

GRANTORS:

Billy R. Hinds
Billy R. Hinds

Heide P. Hinds
Heide P. Hinds

STATE OF ALABAMA)
)
COUNTY OF Telferson)

I, JASON LAWRENCE, a Notary Public in and for said County in said State, hereby certify that Billy R. Hinds, a married man, and Heide P. Hinds, his wife, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said General Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of December, 2021.

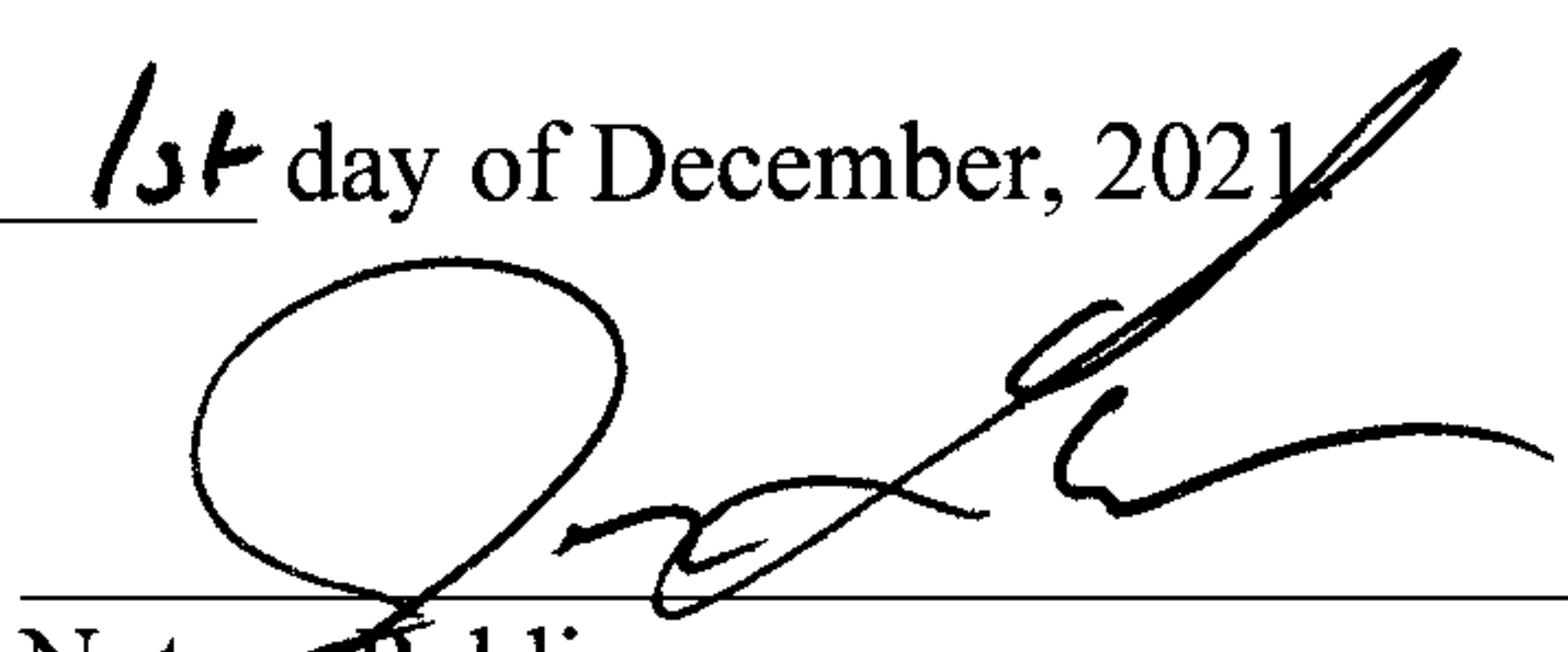
 (SEAL)
Notary Public
My Commission Expires: 6/3/23

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Agreements to Pinnacle Towers recorded in Inst. No. 2000-10558 and Inst. No. 2000-10559 in the Shelby County Probate Office.
3. Grant of Access and Utility Easement in Instrument No. 2006092000466060 in the Shelby County Probate Office.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Billy R. Hinds
 Mailing Address 376 Turnberry Road
Birmingham, Alabama 35244

Grantee's Name K2 Towers III, LLC
 Mailing Address 57 East Washington Street
Chagrin Falls, Ohio 44022

Property Address 204 3rd Street NE
Alabaster, Alabama 35007

Date of Sale _____

Total Purchase Price \$ 50,000.00

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
 12/20/2021 11:54:36 AM
 \$87.00 JOANN
 20211220000599440



Allen S. Boyd

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 ☐ Appraisal
☐ Sales Contract ☐ 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 12/2/2021

Print Billy R. Hinds

☐ Unattested _____
 (verified by)

Sign *Billy R. Hinds*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1