

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
CGS Vinyl, LLC  
102 Hilltop Business Center Dr  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )        KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX HUNDRED FIFTY THOUSAND & 00/100 DOLLARS (\$650,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, TUSCANY IV, LLC an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto CGS VINYL, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

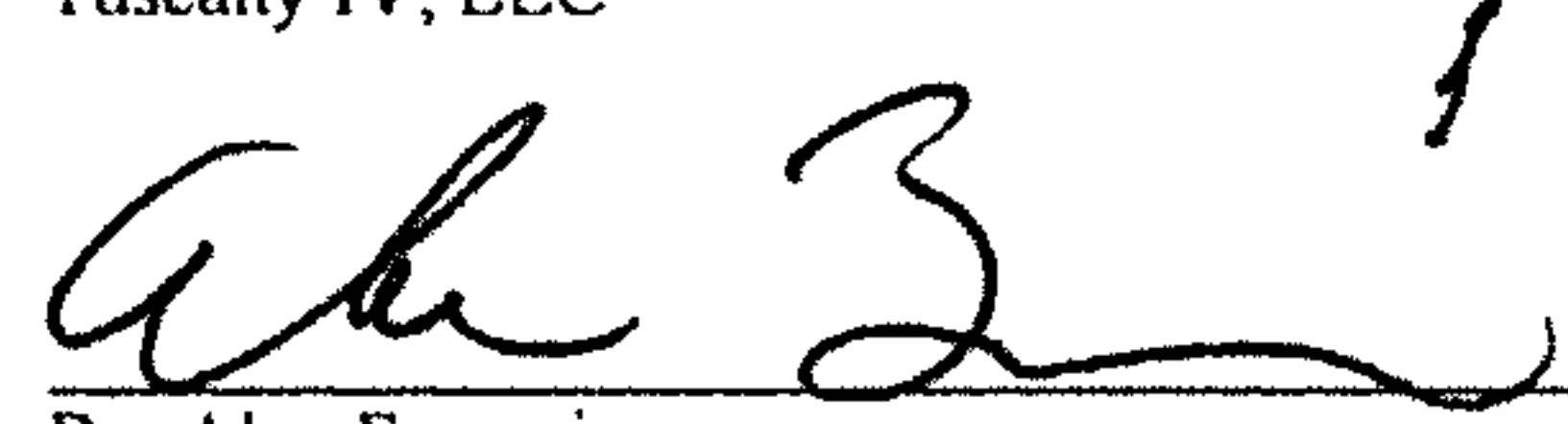
See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

~~\$520,000.00~~ of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it 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.

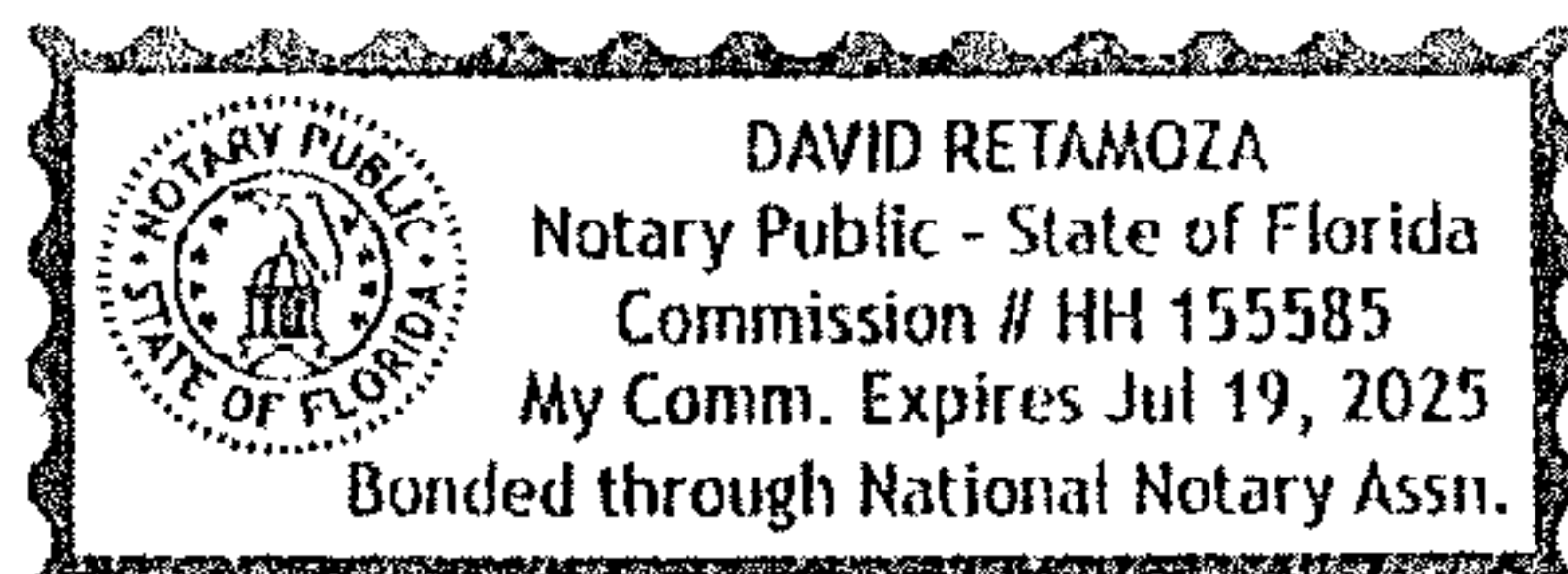
IN WITNESS WHEREOF, the said Grantor by its duly authorized member has hereunto set its/his hand and seal on this the 11<sup>th</sup> day of March, 2022.

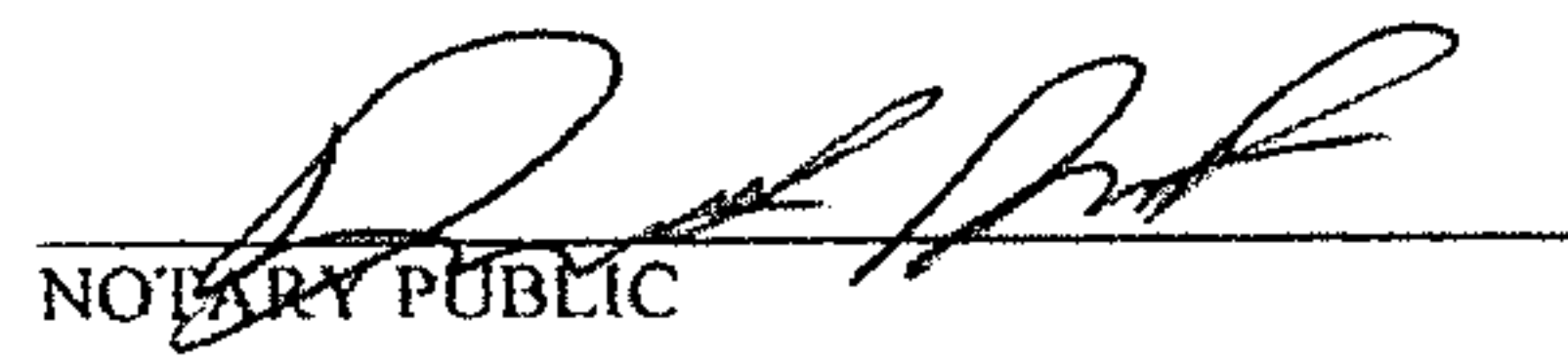
Tuscany IV, LLC  
  
By: Alan Farrugia  
Its: Member

STATE OF Florida )  
                                  )  
COUNTY OF Collier )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alan Farrugia, whose name as Member of Tuscany IV, LLC 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 member and with full authority, executed the same voluntarily as the act of said company on the day the same bears date.

Given under my hand and official seal, this 11<sup>th</sup> day of March, 2022.



  
NOTARY PUBLIC  
My Commission Expires July 19, 2025

**EXHIBIT "A"**

**Legal Description**

A parcel of land situated in the South Half of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; and being more particularly described as follows:

Commence at the NW Comer of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West; thence South 0 degrees 19 minutes 52 seconds West along the Wesley boundary of said 1/4-1/4 section a distance of 654.74 feet; thence South 84 degrees 49 minutes 10 seconds East a distance of 998.14 feet to the Point of Beginning; thence continue along the last described course a distance of 100.00 feet; thence South 01 degrees 89 minutes 13 seconds West a distance of 221.46 feet; thence North 57 degrees 08 minutes 14 seconds West a distance of 92.84 feet to a point on a curve to the left having a radius of 92.72 feet and a central angle of 14 degrees 01 minutes 18 seconds thence along the arc of said curve a distance of 22.69 feet, said arc subtended by a chord which bears North 63 degrees 49 minutes 26 seconds West a distance of 22.63 feet to the end of said arc; thence North 01 degrees 39 minutes 13 seconds East a distance of 164.88 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Tuscany IV, LLC
Mailing Address 102 Hilltop Business Center Dr
Pelham, AL 35124

Grantee's Name CGS Vinyl, LLC
Mailing Address 1960 Chandalar Dr
Unit 6
Pelham, AL 35124

Property Address 102 Hilltop Business Center Dr
Pelham, AL 35124

Date of Sale 03/11/2022
Total Purchase Price \$ 650,000

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2022 08:34:35 AM
\$150.00 JOANN
20220317000109640

Actual Value \$
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 3/11/2022

Print Neil Moran

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one