



20220421000163680 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:18:58 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and no/100---DOLLARS and other valuable considerations to the undersigned **Frances P. Kennedy**, an unmarried adult (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **Vulcan Holdings, L.L.C.**, an Alabama limited liability company, (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Dallas and State of Alabama, to-wit:

SEE EXHIBIT A ATTACHED.

Subject to any easements, restrictions or encroachments that would be revealed by an accurate survey.

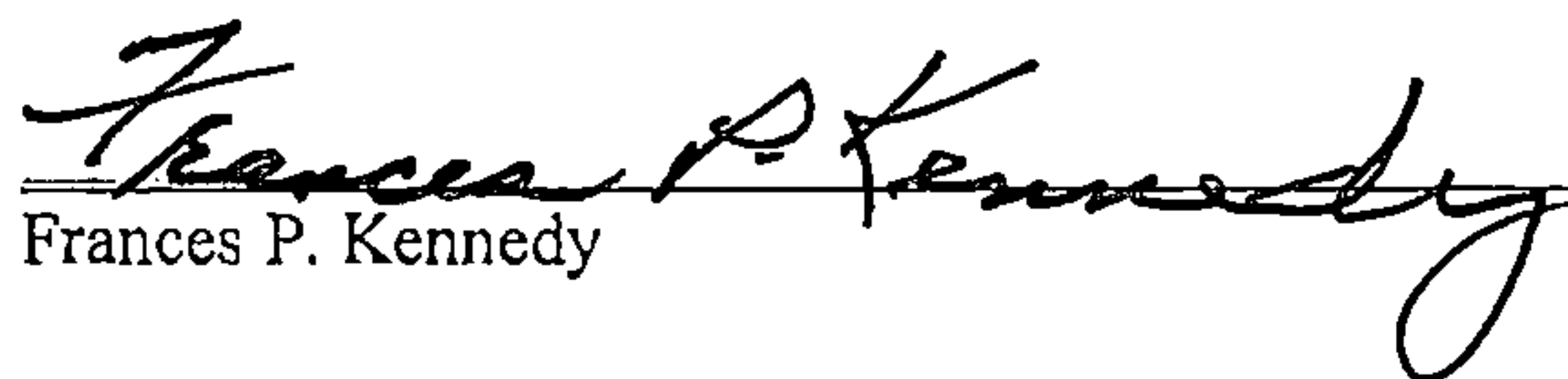
Ad valorem taxes for the current year and subsequent years which are due and payable October 1 and delinquent January 1 of each year.

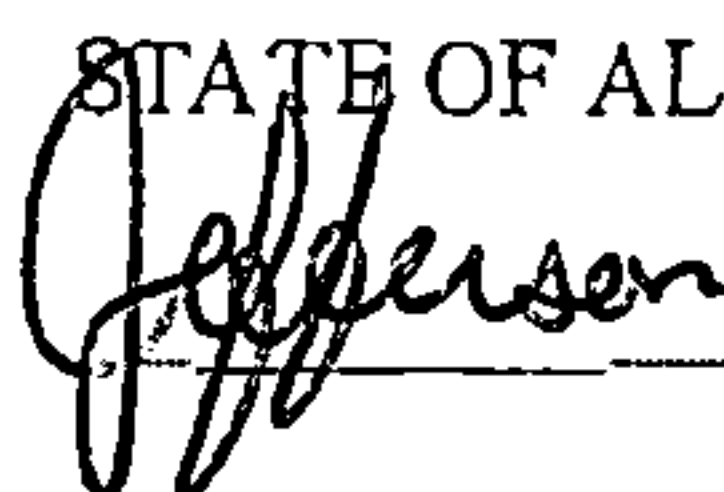
For purposes of ad valorem tax appraisal only, the mailing address of the property herein is: 11389 Hwy 280, Westover, Alabama 35185.

TO HAVE AND TO HOLD, the aforementioned premises, together with improvements and appurtenances thereunto appertaining, unto the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances except as hereinabove provided; that she has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

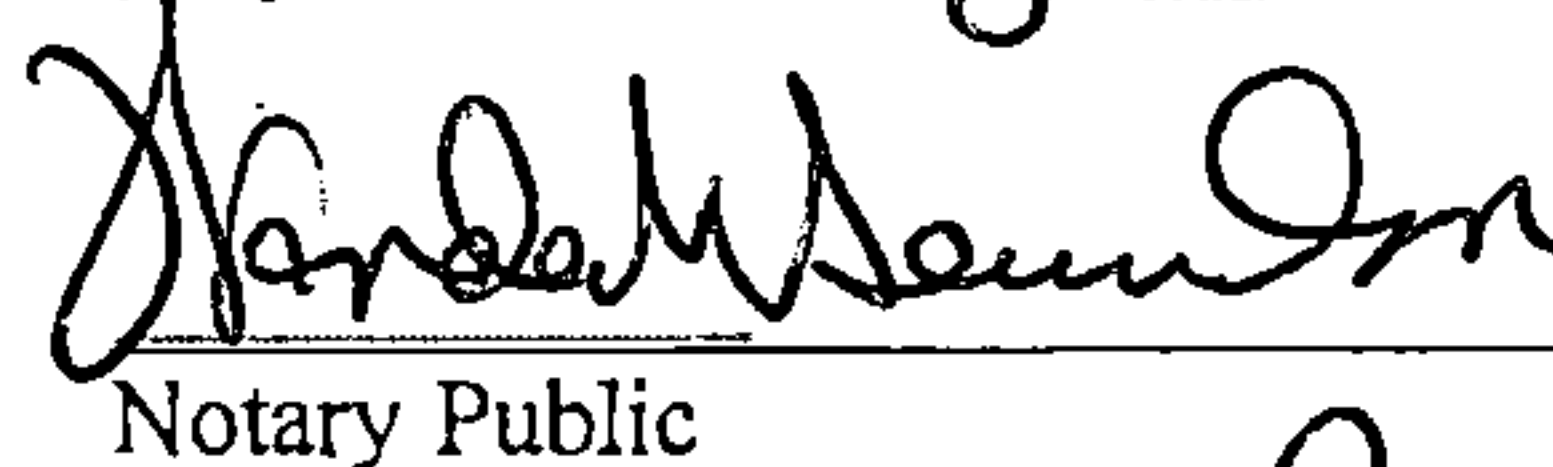
IN WITNESS WHEREOF, I have set my hand and seal, this the 23rd day of February, 2022.


Frances P. Kennedy

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Frances P. Kennedy whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same as of the date of this acknowledgment.

Given under my hand and official seal this the 23 day of February, 2022.


Notary Public

My Commission Expires: 9-28-24

(SEAL)

THIS INSTRUMENT PREPARED BY:
H. DEAN MOOTY, JR.
MOOTY & ASSOCIATES, P.C.
600 Clay Street
Montgomery, Alabama 36104
(334) 264-0400

Shelby County, AL 04/21/2022
State of Alabama
Deed Tax: \$100.00

EXHIBIT A



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Commence at the S.W. Corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, Township 19, Range 1 East as established by survey dated May 15, 1974; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 110 feet to a point, thence run in a northerly direction, parallel to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the South right of way line of new U.S. Highway No. 280; thence run in a Southwesterly direction along the south right of way line of new U.S. Highway 280 to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run Southerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 105 feet, more or less, to the point of beginning.

ALSO, commencing at the NE corner of this property, there shall run a driveway easement at angle to south of easement, total of easement with this property shall equal 15,000 square feet, more or less,

Real Estate Sales Validation Form

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

Grantor's Name Frances P. Kennedy
Mailing Address 11389 Hwy 280
Westover, AL 35185

Grantee's Name Vulcan Holdings LLC
Mailing Address PO Box 103
Shannon, AL 35142

Property Address 11389 Hwy 280
Westover, AL
35185

Date of Sale 2/23/2022

Total Purchase Price \$ 100,000

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 4/5/22

Print Todd A. Sitton

Sign

Todd A. Sitton

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1