This Instrument was Prepared by:

Send Tax Notice To: Calera Autoplex, LLC

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-22-28520

102 let St North Mabaster, At 35017

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Twenty Three Thousand Dollars and No Cents (\$23,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Clara F. Baxley, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Calera Autoplex, LLC, an Alabama Limited Liability Company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 2, 3, and 4, in Block 62, according to Dunstan's Survey and Map of the Town of Calera,

LESS AND EXCEPT the South 17 feet of Lot 2, in Block 62, according to Dunstan's Survey and Map of the Town of Calera.

Situated in Shelby County, Alabama.

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the sole heir of Charles E. Baxley, having died on May 30, 2019.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of August, 2022.

State of Alabama

Clara F. Baxley

County of Shelby

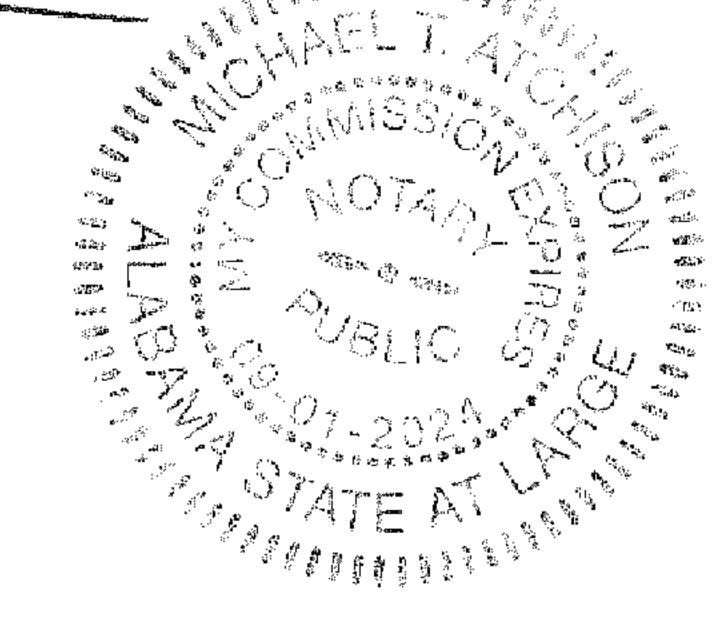
I, Michael I, a Notary Public in and for the said County in said State, hereby certify that Clara F. Baxley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of August, 2022.

Notary Public, State of Alabama

My Commission Expires: G-124

Clar F Bidle



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Clara F. Baxley 1934 10th Avenue		Calera Autoplex, LLC
	Calera, AL 35040		Alabertin St Sieez
Property Address	640 13th St. Calera, AL 35040	Date of Sale Total Purchase Price or Actual Value	August 04, 2022 \$23,000.00
		or Assessor's Market Value	
The purchase price or actual value claimed on this (one) (Recordation of documentary evidence is not Bill of Sale Sales Contract Closing Statement If the conveyance document presented for recordation		quired)Appraisal Other	··············
of this form is not re	equired.		
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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
-	-		document is true and accurate. I apposition of the penalty indicated in
Date August 02, 20	022	Print Clara F. Baxley	
Unattested		Sign /	Grantee/Owner/Agent) circle one
	(verified by) Filed and I		Grantee/Ownér/Agent) circle one
Official Public Records			

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/04/2022 02:50:35 PM

\$48.00 BRITTANI

20220804000305260

Form RT-1