

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Parker Plaza, LLC
1960 Highway 33
Pelham, Alabama 35124

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Seven Hundred Fifty Thousand and No/100 (\$1,750,000.00) Dollars and other good and valuable consideration paid to the undersigned grantor, Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #2019-000726, and Charlotte J. Martin, an unmarried woman, as sole beneficiary under said Probate Case #2019-000726 (herein referred to as "Grantor"), in hand paid by Parker Plaza, LLC, the receipt whereof is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto the said Parker Plaza, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land contained, more or less, in the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama described as follows: Begin at the Southwest corner of said 1/4 - 1/4 Section; thence run North along the West 1/4 - 1/4 line 50.19 feet to the southeasterly right of way of Shelby County Highway #33; thence turn right 54 degrees 12 minutes 29 seconds and run northeasterly along said right of way 21.06 feet to the point of a counterclockwise curve having a central angle of 22 degrees 04 minutes 15.5 seconds and a radius of 1483.65 feet; thence run along the arc of said curve 570.76 feet; thence continue tangent to said curve 342.12 feet along said right of way; thence turn right 70 degrees 40 minutes 01 seconds and run easterly 91.86 feet to the westerly right of way of Interstate 65; thence turn right 91 degrees 21 minutes 55 seconds and run southerly 113.15 feet along said right of way; thence turn right 23 degrees 58 minutes 43 seconds and run southwesterly 809.20 feet to a point on the South 1/4 - 1/4 line; thence turn right 51 degrees 51 minutes 07 seconds and run West along the South 1/4 - 1/4 line 149.73 feet to the point of beginning.


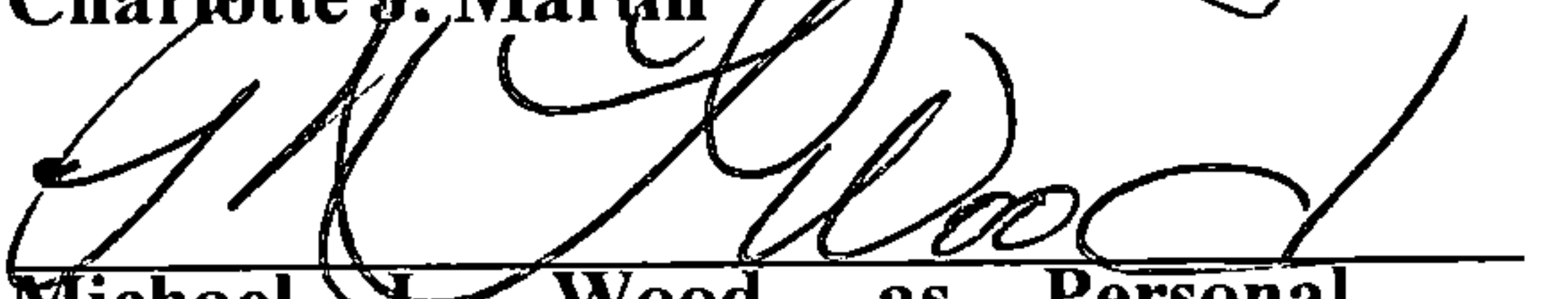
SUBJECT TO: (1) Current taxes; (2) Permit to Alabama Power Company as recorded in Deed Book 127, Page 382; (3) Easement to Alabama Power Company as recorded in Instrument No. 2007102900049783; (4) Right of way to Shelby County as recorded in Deed Book 205, Page 94, and Deed Book 205, Page 101; (5) Right of way to State of Alabama as recorded in Deed Book 293, Page 897; (6) All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

\$1,400,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 29th day of August, 2022.

WITNESSES:


Charlotte J. Martin

Michael L. Wood, as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726



20220830000338890 2/3 \$379.00
Shelby Cnty Judge of Probate, AL
08/30/2022 10:53:17 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

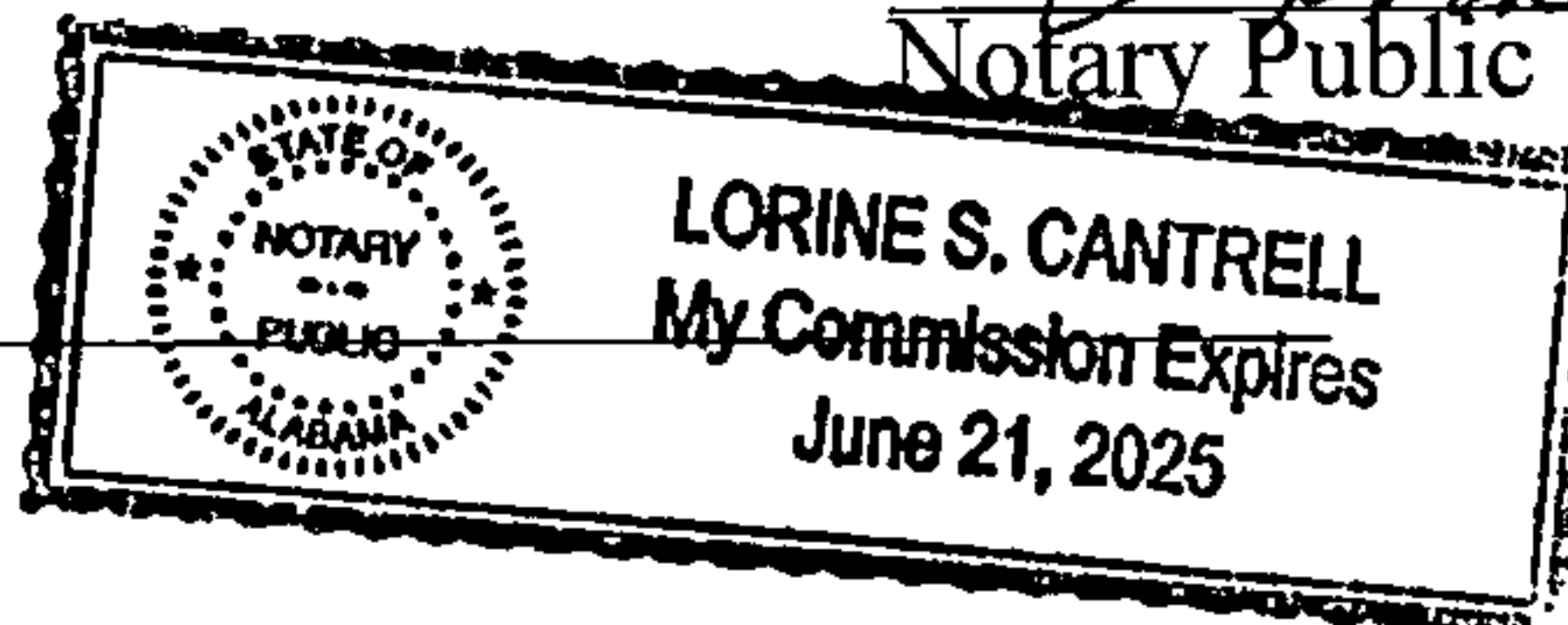
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Personal Representative of the Estate of Roy L. Martin, Shelby County Probate Case #PR-2019-000726, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on behalf of Grantor above.

Given under my hand and seal this 29th day of August, 2022.



Notary Public

My Commission Expires:



STATE OF ALABAMA

COUNTY OF SHELBY

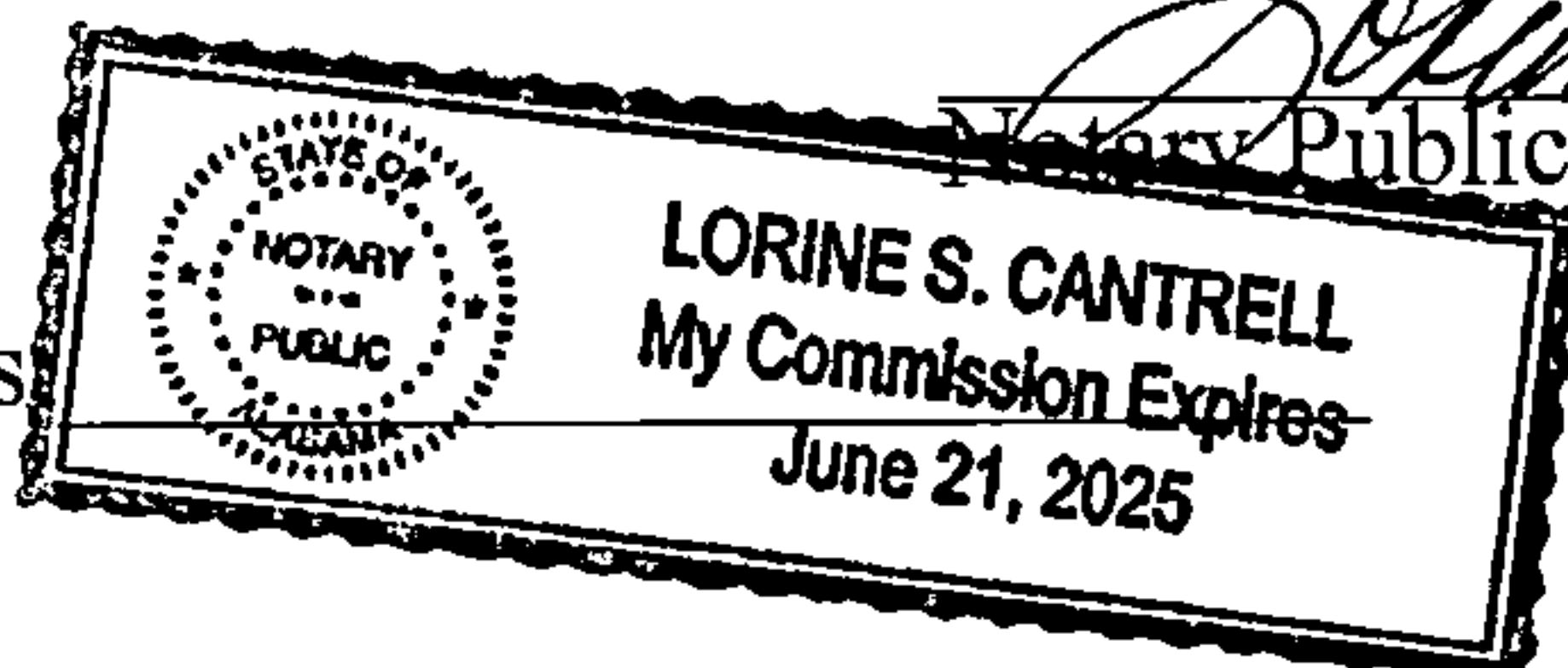
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte J. Martin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of August , 2022.



Notary Public

My Commission Expires:





20220830000338890 3/3 \$379.00
Shelby Cnty Judge of Probate, AL
08/30/2022 10:53:17 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name:
Estate of Roy L. Martin & Charlotte Martin
Mailing Address:
2205 Highway 35
Pelham, AL 35124

Grantee's Name:
Parker Plaza, LLC
Mailing Address:
1960 Highway 33
Pelham, Alabama 35124

Property Address:
Parker Plaza - Highway 35
Pelham, Alabama 35124

Date of Sale: August 29, 2022
Total Purchase Price or Actual Value or
Assessor's Market Value: \$1,750,000.00

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 _____
Contract _____
Other _____

Appraisal _____
Closing Statement X

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 applicable.

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.

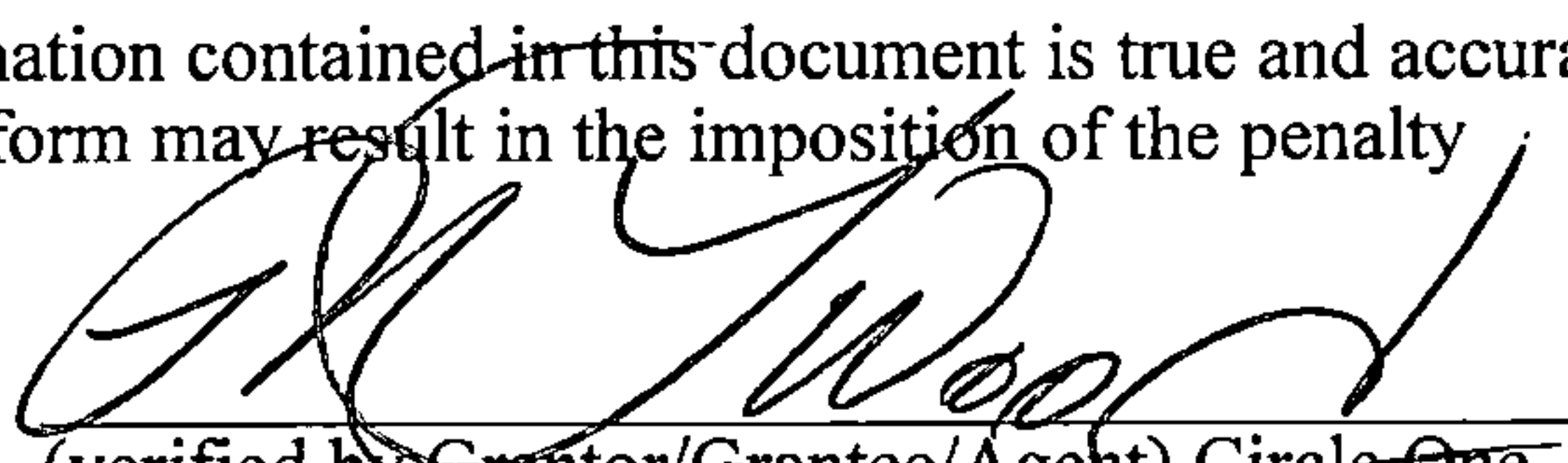
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: August 29, 2022

Form RT-1


(verified by Grantor/Grantee/Agent) Circle One
Michael L. Wood, as Personal Representative
of the Estate of Roy L. Martin