

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406 (40507AL)

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09/19/2022 12:30:35 PM
DEEDS 1/5

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

This indenture is made and entered into on this 9th day of September, 2022, by and between **KJM Rentals**, an Alabama general partnership (hereinafter "Grantor") and **Alabama Postal Holdings, LLC**, a Delaware limited liability company (hereinafter "Grantee").

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee that certain real property located in Shelby County, Alabama being more particularly described in Exhibit A attached hereto. This conveyance is hereby made subject to the permitted exceptions set forth in Exhibit B attached hereto.

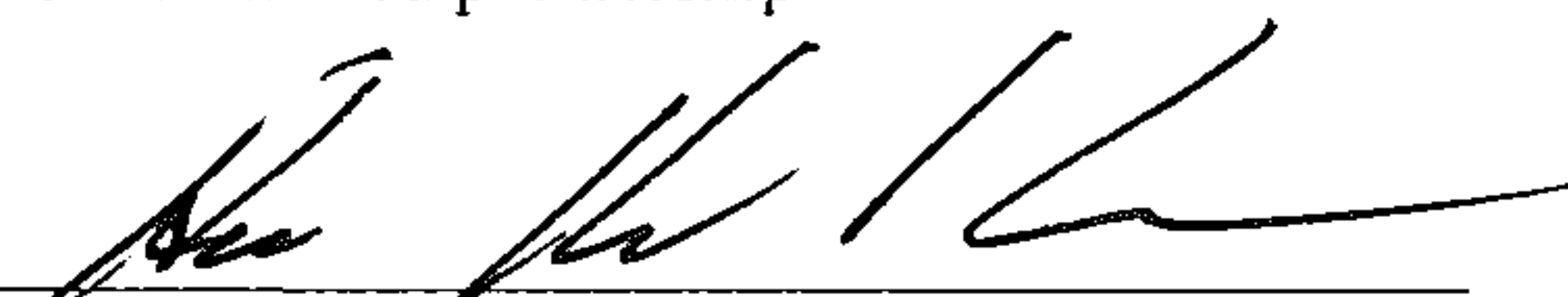
Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof.

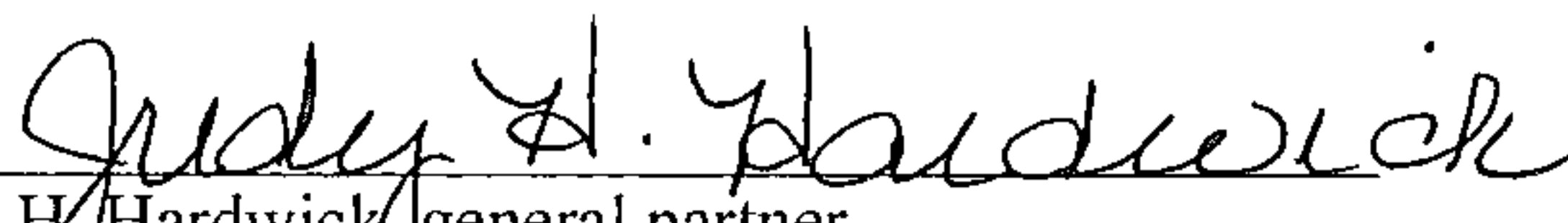
TO HAVE AND TO HOLD, all the singular, the above-mentioned and described premises, together with the appurtenances, unto said Grantee.

Grantor does for itself and its successors and assigns, hereby covenant with Grantee, its successors and assigns, that Grantor has caused no lien, encumbrance or adverse claim against the Property since the date Grantor acquired the Property, except as may be stated in Exhibit B containing the permitted exceptions. Grantor makes no further warranty of title.

IN WITNESS WHEREOF, the undersigned Grantor, acting through its duly authorized general partners, has executed this instrument to be effective on the date set forth above.

KJM Rentals,
an Alabama limited partnership

By: 
Howell Keith Henderson, general partner

By: 
Judy H. Hardwick, general partner

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Howell Keith Henderson, whose name as general partner of KJM Rentals, an Alabama general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN under my hand and official seal this 9th day of September, 2022.

My commission expires:
8-19-2023

Rennie McKee
Notary Public in and for the
State of Alabama at Large

STATE OF Alabama
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Judy H. Hardwick, whose name as general partner of KJM Rentals, an Alabama general partnership, 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, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN under my hand and official seal this 9th day of September, 2022.

My commission expires:
8-19-2023

Rennie McKee
Notary Public in and for the
State of Alabama at Large

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Beginning at the NE corner of the Earmon C. Davis lot, said point of beginning being at the intersection of the north line of the SW 1/4 of the NE 1/4 of Section 18, Township 21, Range 2 West and the West right-of-way line of Old U.S. Highway 31 (or the Birmingham-Montgomery Highway); thence in a southeasterly direction along the west right-of-way line of Old U.S. Highway 31, 966 feet to the NE corner of the 15,000 square foot lot herein conveyed and the true point of beginning; thence 90° to the right 150 feet; thence 90° to the left 100 feet; thence 90° to the left 150 feet to the west right-of-way line of Old U.S. Highway 31; thence 90° to the left 100 feet to the true point of beginning. Said lot containing 15,000 square feet, more or less, and being located in the SE-1/4 of the NE-1/4 of Section 18, Township 21, Range 2 West, Shelby County, Alabama.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the property and not shown by the public records.
3. Any claim of others to ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the property conveyed herein, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto.
4. Terms and conditions of that lease between J. Wayne Key and David Wright doing business as Key & Wright, Ltd, and the United States Postal Services dated July 15, 1975 and recorded in Book 308, at Page 461 in the Probate Office of Shelby County, Alabama.
5. Right of way deed granted to Shelby County as recorded in Deed Volume 104, at Page 466 in the Probate Office of Shelby County, Alabama.
6. Right of way deed granted to Shelby County as recorded in Deed Volume 104, at Page 464 in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company as recorded in Deed Volume 101, at Page 120 in the Probate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company as recorded in Deed Volume 99, at Page 396 in the Probate Office of Shelby County, Alabama.
9. Right of way granted to Alabama Power Company as recorded in Deed Volume 99, at Page 404 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name KJM Rentals
 Mailing Address 5756 Seddon Shore Drive
Ball City, AL 35128

Grantee's Name Alabama Postal Holdings LLC
 Mailing Address 75 Columbia Avenue
Cedarhurst NY 11516

Property Address 858 Highway 31
Seaford, AL 35137

Date of Sale 9/14/2022
 Total Purchase Price \$ 72,000

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 9/14/2022

Print Avian Marshall

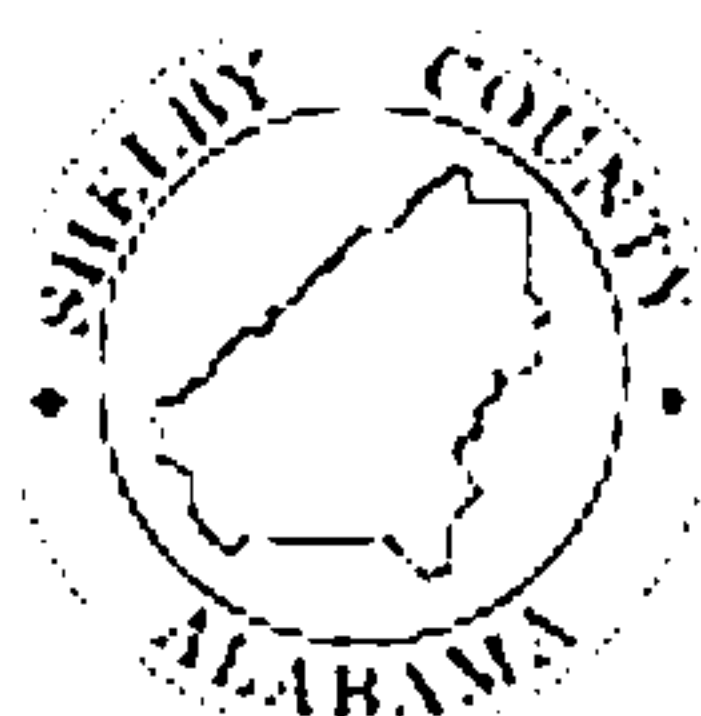
Unattested

Sign

(verified by) Filed and Recorded

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/19/2022 12:30:35 PM
 \$106.00 BRITTANI
 20220919000361130

Allen S. Bayl