

20230227000052190
02/27/2023 11:43:20 AM
DEEDS 1/2

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
API Highway 31, LLC
2000 Lay Dam Rd
Clanton AL 35045

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS and NO/00 (\$250,000.00), to the undersigned grantor, **API, LLC** (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, **API Highway 31, LLC, a Delaware 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 27 and 28 in Block A, Nickerson's Addition to Alabaster, as recorded in Map Book 3, Pages 61 and 69, in the Probate Office of Shelby County, Alabama.
LESS AND EXCEPT (1) Parcel conveyed to John Lee Allen and wife, Louise Allen, by deed recorded in Deed Book 215, Page 93, in the Probate Office of Shelby County, Alabama; (2) Parcel conveyed to Essie Green Smith by deed recorded as Instrument #2001-23106, in the Probate Office of Shelby County, Alabama; and (3) Parcel conveyed to Essie Green Smith and husband, Curtis Smith, by deed recorded in Deed Book 242, Page 398, in the Probate Office of Shelby County, Alabama.

Subject to taxes due for 2023 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Keith Owens, its Managing Partner, who is authorized to execute this conveyance, hereto set its signature and seal, this 24th day of February, 2023

API, LLC

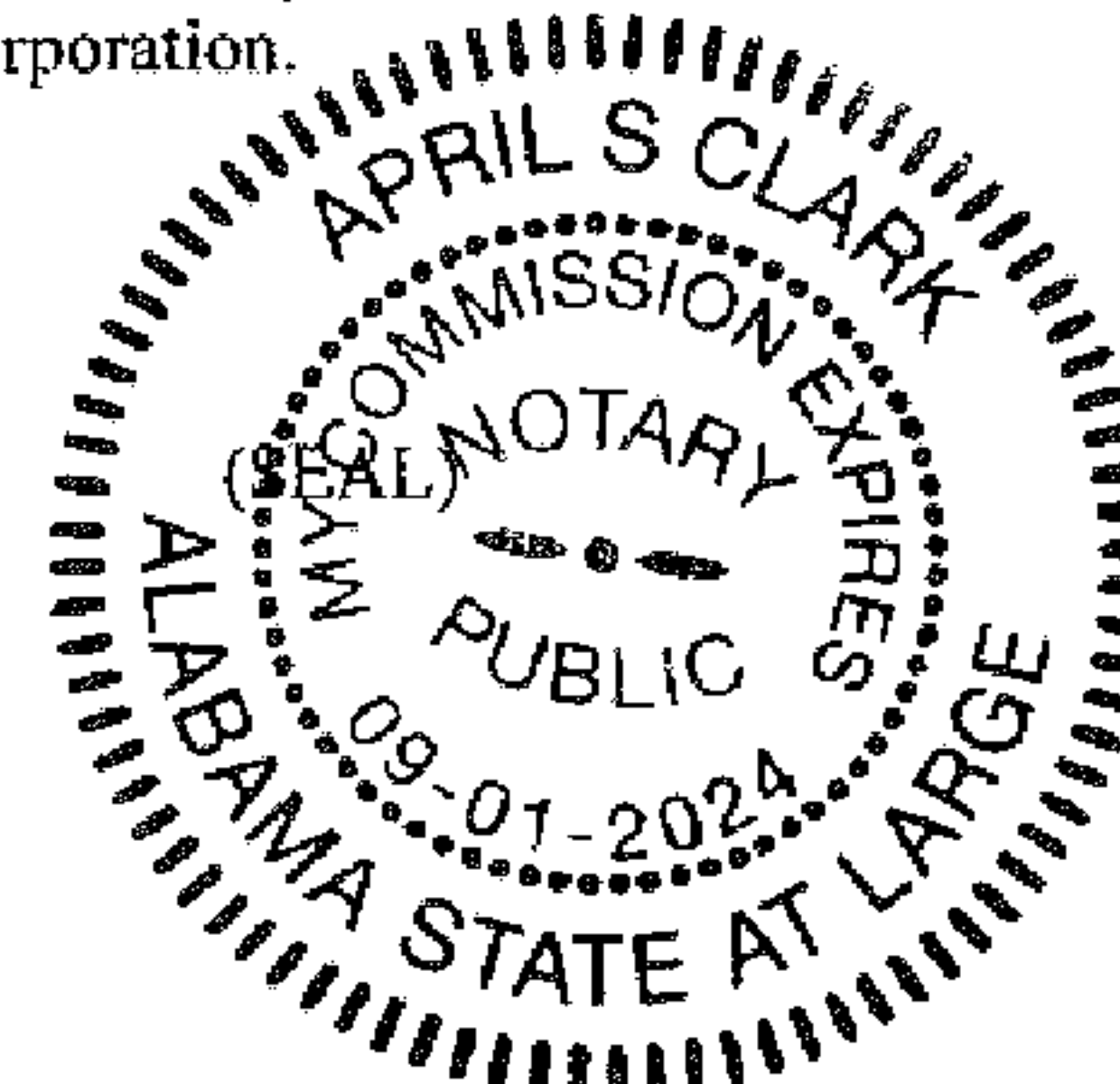
1407
By: Keith Owens, Managing Partner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Keith Owens**, whose name as Managing Partner of API, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 24th day of February, 2023.

April Clark
Notary Public
My Commission Expires: 9-1-2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name API
 Mailing Address 2000 Lay Dam Rd
Clanton AL 35045

Grantee's Name API Hwy 31
 Mailing Address 2000 Lay Dam Rd
Clanton AL 35045

Property Address - Green -

Date of Sale 2/24/23
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 250,000.00

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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other tax value

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 _____

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2023 11:43:20 AM
 \$275.00 DEED FEE
 20230227000052190

Grantor/Grantee/Owner/ _____

one
 Form RT-1