

This Instrument was Prepared by:

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

Send Tax Notice To: API Highway 31, LLC

2000 Lay Dam Rd
Clanton AL 35045

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)**, 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, **The Estate of Louise A. Gilmore, deceased, Probate Case PR-2002-0360, in the Probate Office of Shelby County, Alabama and Angelia G. King a/k/a Angie King, a married woman**, (herein referred to as Grantor, whether one or more). grant, bargain, sell and convey unto **API Highway 31, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of February, 2023.

THE ESTATE OF LOUISE A. GILMORE,
DECEASED, PROBATE CASE PR-2002-0360, IN
THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Angie King
By Angie King
Personal Representative

Angelia G. King
Angelia G. King a/k/a Angie King

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that The Estate of Louise A. Gilmore, deceased, Probate Case PR-2002-0360, in the Probate Office of Shelby County Alabama, by Personal Representative Angie King, and Angelia G. King a/k/a Angie King, 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 8th day of February, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

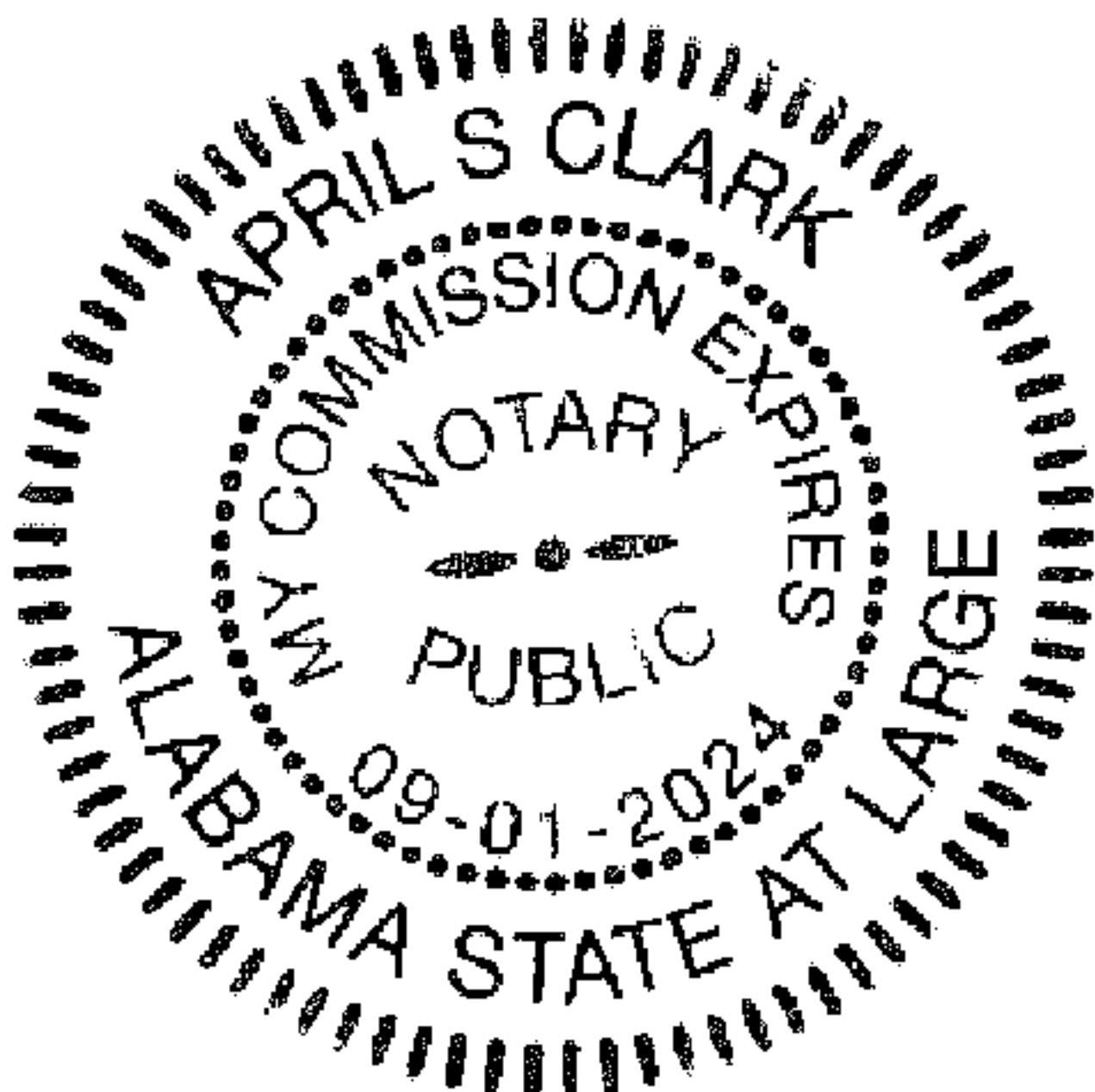


EXHIBIT "A"
LEGAL DESCRIPTION

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, run South along the East boundary line of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West for 661.05 feet to the Northeast corner of the S 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West; thence turn an angle of 78 degrees 57 minutes to the right and run Southwesterly for 358.72 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 68 degrees 39 minutes to the left and run Southwesterly for 70.0 feet; thence turn an angle of 93 degrees 00 minutes to the right and run Northwesterly 65.5 feet; thence turn an angle of 101 degrees 03 minutes to the right and run Northeasterly 64.15 feet; thence turn an angle of 71 degrees 01 minutes to the right and run Southeasterly 50.0 feet, more or less, to the point of beginning. This land being a part of Lot 27, Block A of Nickerson's Addition to Alabaster, as recorded in Map Book 3, Pages 61 and 69, in the Probate Office of Shelby County, Alabama, and situated in the S 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West,.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/27/2023 11:57:28 AM
 \$205.00 JOANN
 20230227000052310

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>The Estate of Louise A. Gilmore</u>	Grantee's Name	<u>API Highway 31, LLC</u>
Mailing Address	<u>2000 N. Timothy Dr</u> <u>(Glen D. Gray AL 35045)</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	Vacant Land <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 08, 2023</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 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 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 February 01, 2023

Print The Estate of Louise A. Gilmore, deceased, Probate
Case PR-2002-0360, in the Probate Office of Shelby
County, Alabama

Unattested

(verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one