

This Instrument was Prepared by:

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

File No.: S-22-28840

Send Tax Notice To: API Highway 31, LLC

2000 Lay Dam Rd
Clanton AL 35045

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Twenty Five Thousand Dollars and No Cents (\$625,000.00)**, 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 Essie G. Smith, deceased, Probate Case PR-2013-000680, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), 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:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes 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 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 8th day of February, 2023.

THE ESTATE OF ESSIE G. SMITH, DECEASED,
PROBATE CASE PR-2013-000680, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Curtis Smith Jr
Curtis Smith Jr
Personal Representative

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Curtis Smith Jr. as Personal Representative of The Estate of Essie G. Smith, deceased, Probate Case PR-2013-000680, in the Probate Office of Shelby County, Alabama, 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

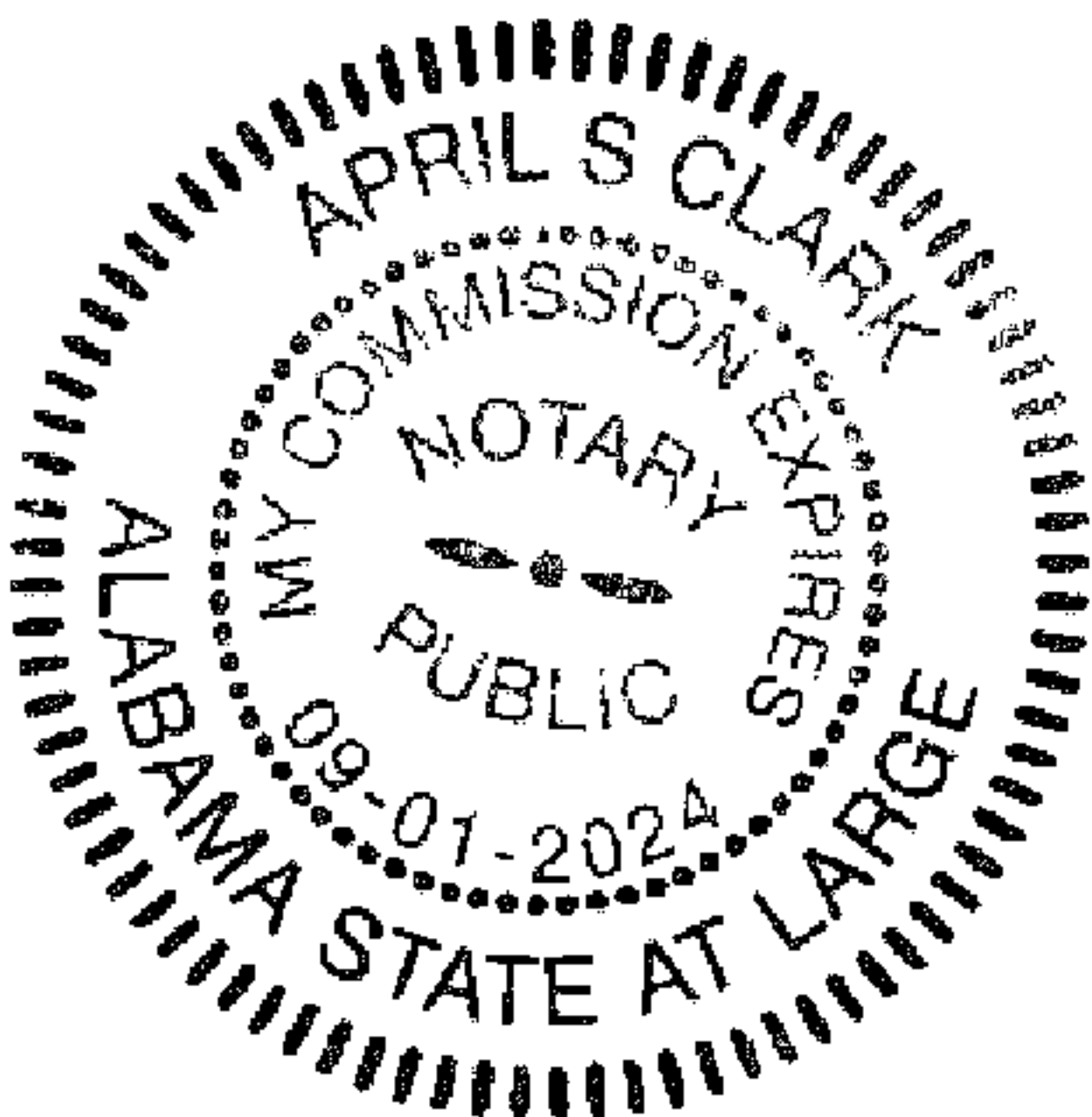


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of Lot No. 27, in Block A, according to Nickerson's Addition to Alabaster, as shown by map or plat of said subdivision recorded in Map Book 3, at Page 61 and 69, Office of Judge of Probate of Shelby County, Alabama, and run thence West along the South line of said lot 130 feet to the point of beginning; thence continue West 100 feet; thence North 200 feet; thence East 100 feet; thence South 200 feet to the point of beginning;

Also, Commencing at the SE corner of Lot 27, in Block A, according to the Survey of Nickerson's Addition to Alabaster, as shown by map recorded in Map Book 3, on Pages 61 and 69 in the Probate Office of Shelby County, Alabama; thence North along the East boundary for 50 feet; thence West 145 to a point; thence South 50 feet; thence East 145 feet to the point of beginning of Lot No. 27, in Block A, in Nickerson's Addition to Alabaster, Alabama. Lying and being in the North 1/2 of South 1/2 of SW 1/4 of Section 1, Township 21, Range 3 West.

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

Grantor's Name	The Estate of Essie G. Smith, deceased, Probate Case PR-2013-000680, in the Probate Office of Shelby County, Alabama	Grantee's Name	API Highway 31, LLC
Mailing Address	<u>6113 Russet Meadows Cir</u> <u>Birmingham, AL 35244</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	<u>Vacant land</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 08, 2023</u>
		Total Purchase Price	<u>\$625,000.00</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>xx</u> Bill of Sale	<u></u> Appraisal
<u></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 08, 2023

Print The Estate of Essie G. Smith, deceased, Probate
Case PR-2013-000680, in the Probate Office of
Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 11:57:53 AM
\$653.00 BRITTANI
20230227000052320

Curtis Smith Jr

Form RT-1

Allen S. Bayl