

20230228000054040
02/28/2023 08:45:47 AM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: API Highway 31, LLC

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

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Dollar and No Cents (\$1.00)**, 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, **Takisha Williams**, a SINGLE woman (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

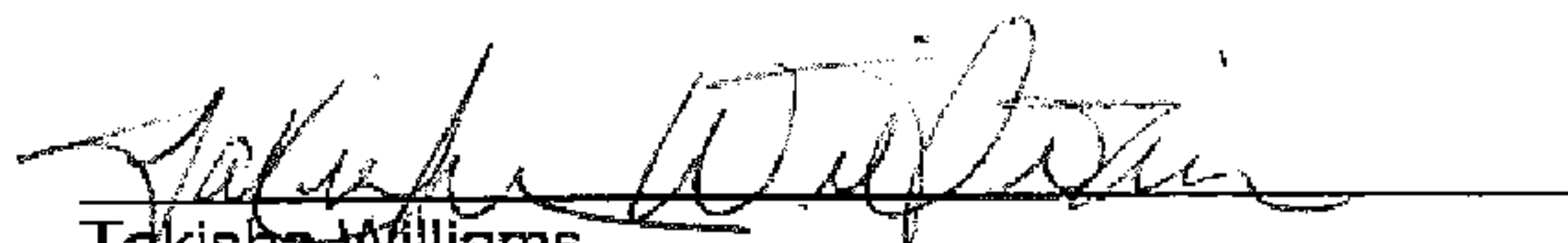
Property may be subject to taxes for 2023 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the Homestead of the Grantor herein or spouse, if any.

\$.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 2/11/23 day of


Takisha Williams

State of NI

County of Middlesex

I, AMITA PATEL, a Notary Public in and for the said County in said State, hereby certify that Takisha Williams, 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 11 day of Feb, 2023


Notary Public, State of NI

My Commission Expires: 06/06/2024

AMITA PATEL
Commission # 2446986
Notary Public, State of New Jersey
My Commission Expires
June 06, 2024

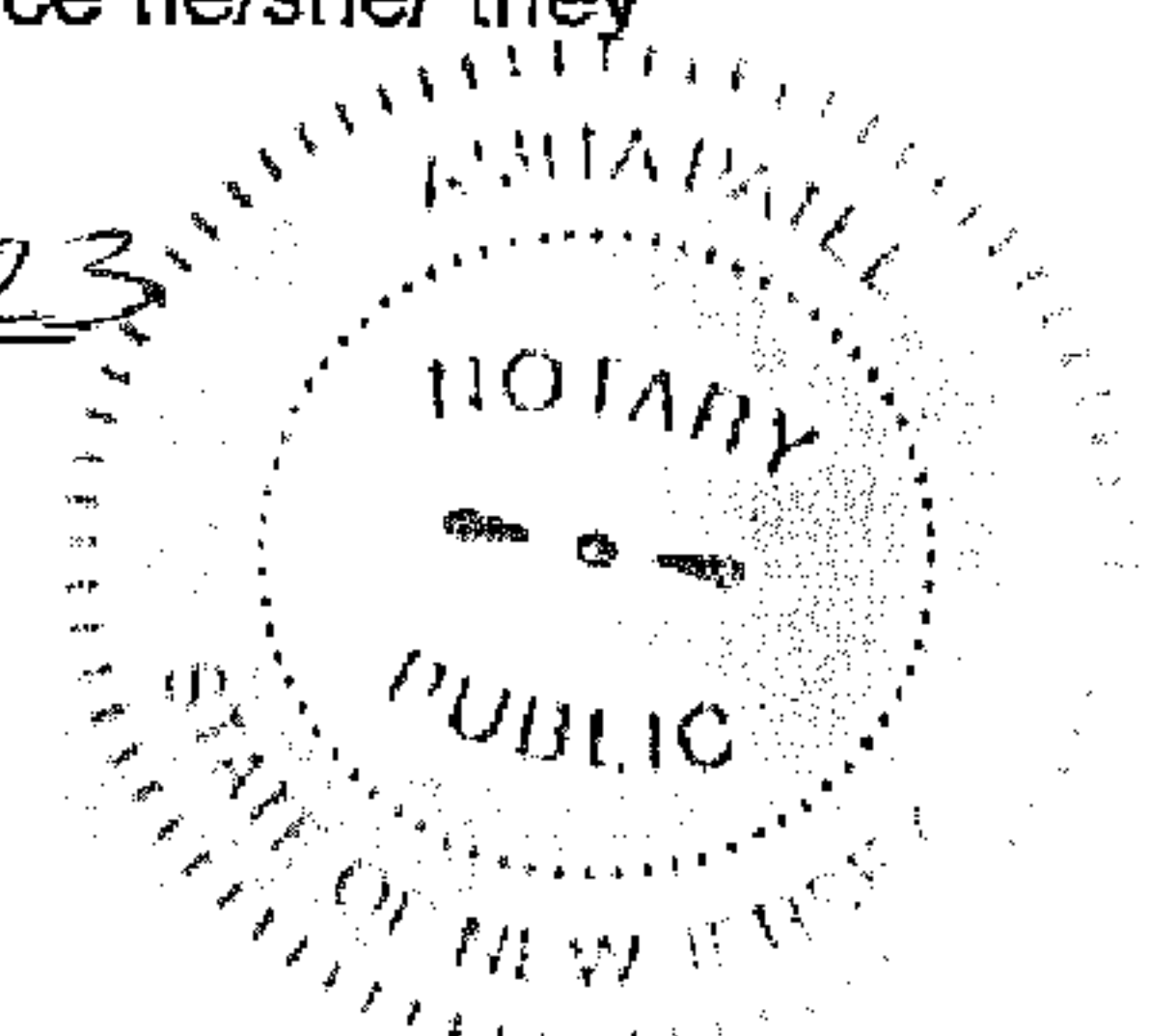


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Beginning at the Northwest corner of N 1/2 of SW 1/4 of Section 1, Township 21 South, Range 3 West; running South 210 feet; thence East 150 feet to point of beginning; thence South 420 feet; thence East 150 feet; thence North 420 feet; thence West 150 feet to point of beginning.

LESS AND EXCEPT that portion contained in Condemnation proceeding as shown in Probate Minutes 16, Page 65, in Probate Office.

ALSO, LESS AND EXCEPT that portion conveyed to Cannon Oil Corporation by deed recorded in Real Record 172, page 10, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence continue on same course, this course also being the Western boundary of Cannon Oil Company property, a distance of 60.62 feet to the point of beginning of said exception; thence continue on said course and present boundary line a distance of 73.38 feet to the intersection with the Northeasterly right of way line of U.S. Highway No. 31; thence turn an interior angle of 44 degrees 52 minutes 30 seconds and proceed in a Northwesterly direction and along this highway right of way, which is a spiral curve, a distance of 52.00 feet measured along the chord line; thence turn an interior angle of 90 degrees 00 minutes from this chord line and run in a Northeasterly direction a distance of 51.77 feet to the point of beginning.

PARCEL II:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West; thence run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 210.0 feet; thence turn an angle to the left of 88 degrees 30 minutes and run in an Easterly direction a distance of 300.00 feet; thence turn an angle to the right of 88 degrees 30 minutes and run in a Southerly direction a distance of 100.00 feet to the point of beginning of said parcel; thence turn an angle to the left of 70 degrees 13 minutes and run in a Southeasterly direction for a distance of 47.53 feet; thence turn an interior angle of 64 degrees 39 minutes 30 seconds and run in a Southwesterly direction a distance of 63.12 feet to the intersection with the present Western boundary of Cannon Oil Company property; thence turn an interior angle of 45 degrees 07 minutes 30 seconds and run in a Northerly direction a distance of 60.62 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2023 08:45:47 AM
 \$29.00 PAYGE
 20230228000054040

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Tarisha Williams
 Mailing Address 45 Maydon Lane
Prattville, AL
36035

Grantee's Name API Highway 31, LLC
 Mailing Address 2000 Ray Darnall
Alabaster, AL
35045

Property Address Off Highway 31
Alabaster, AL

Date of Sale 2-11-23
 Total Purchase Price \$ 1,000.00

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 2-11-23

Print Nike T. Atkinson

Unattested

(verified by)

Sign Nike T. Atkinson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1