

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, **Tamela Denee Smith, a single woman, Haywood Griffin, Jr. a single man, Veronica Green Branch, a single woman, Kimberly Green, a single woman, Mary Dowdell, a single woman, Rosalyn Hale, a single woman and Chris Hale, a single man, Latisha S. Hale, a single woman, Terrance Hale, Jr. a single man, Lashondra S. Hale, single woman and Maxine Green, 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.

Grantors herein are surviving heirs at law of Charlie Hale and Rosalie Hale.

\$.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 6th day of February, 2023.

Tamela Denee Smith
Tamela Denee Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tamela Denee Smith, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023

April Clark
Notary Public
My Commission Expires 9/1/2024

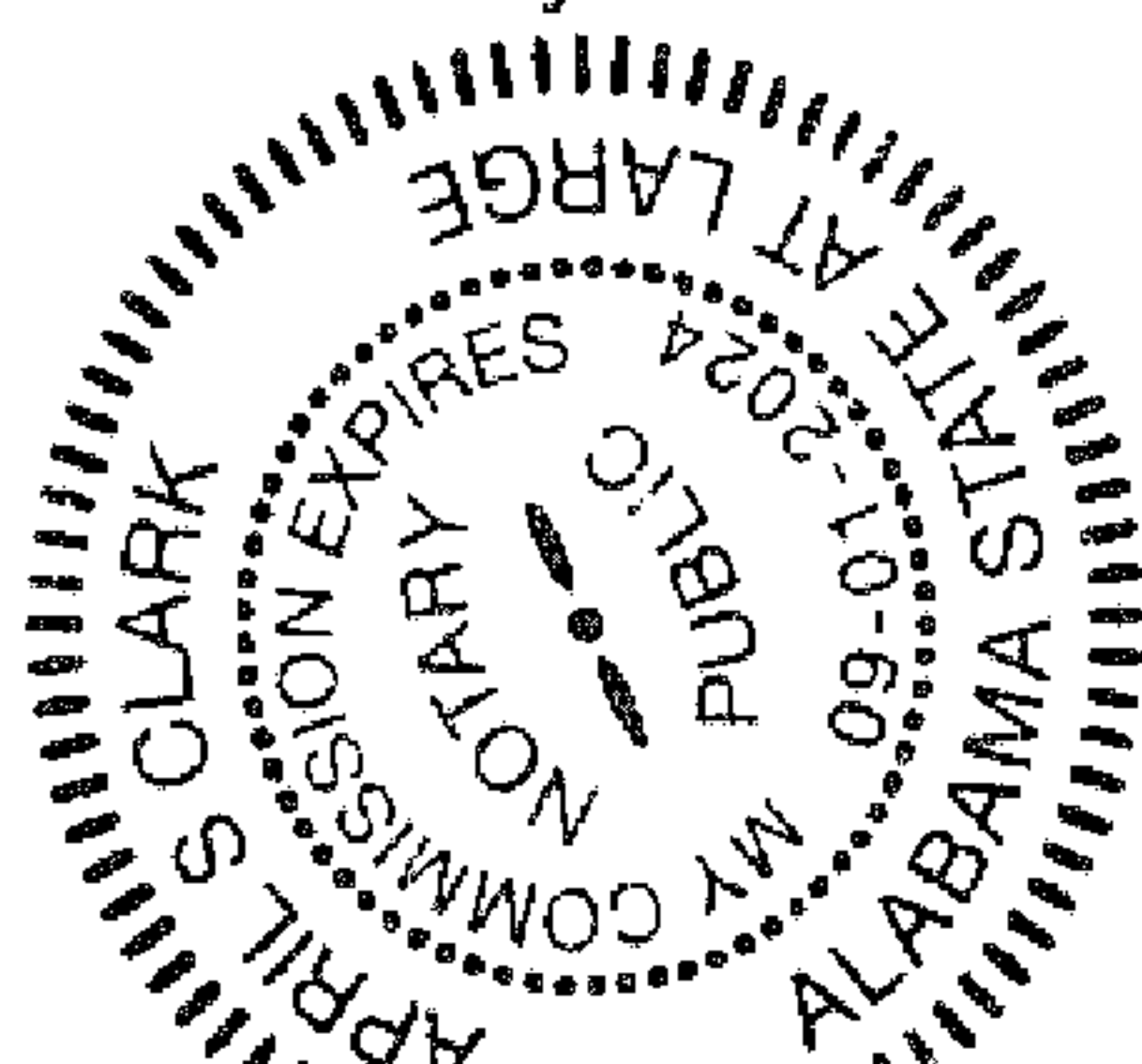


Haywood Griffin, Jr.
Tamela Deneen Smith P.O. #1
Haywood Griffin, Jr.
By: Tamela Deneen Smith, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tamela Deneen Smith as Attorney in Fact for Haywood Griffin Jr., whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023



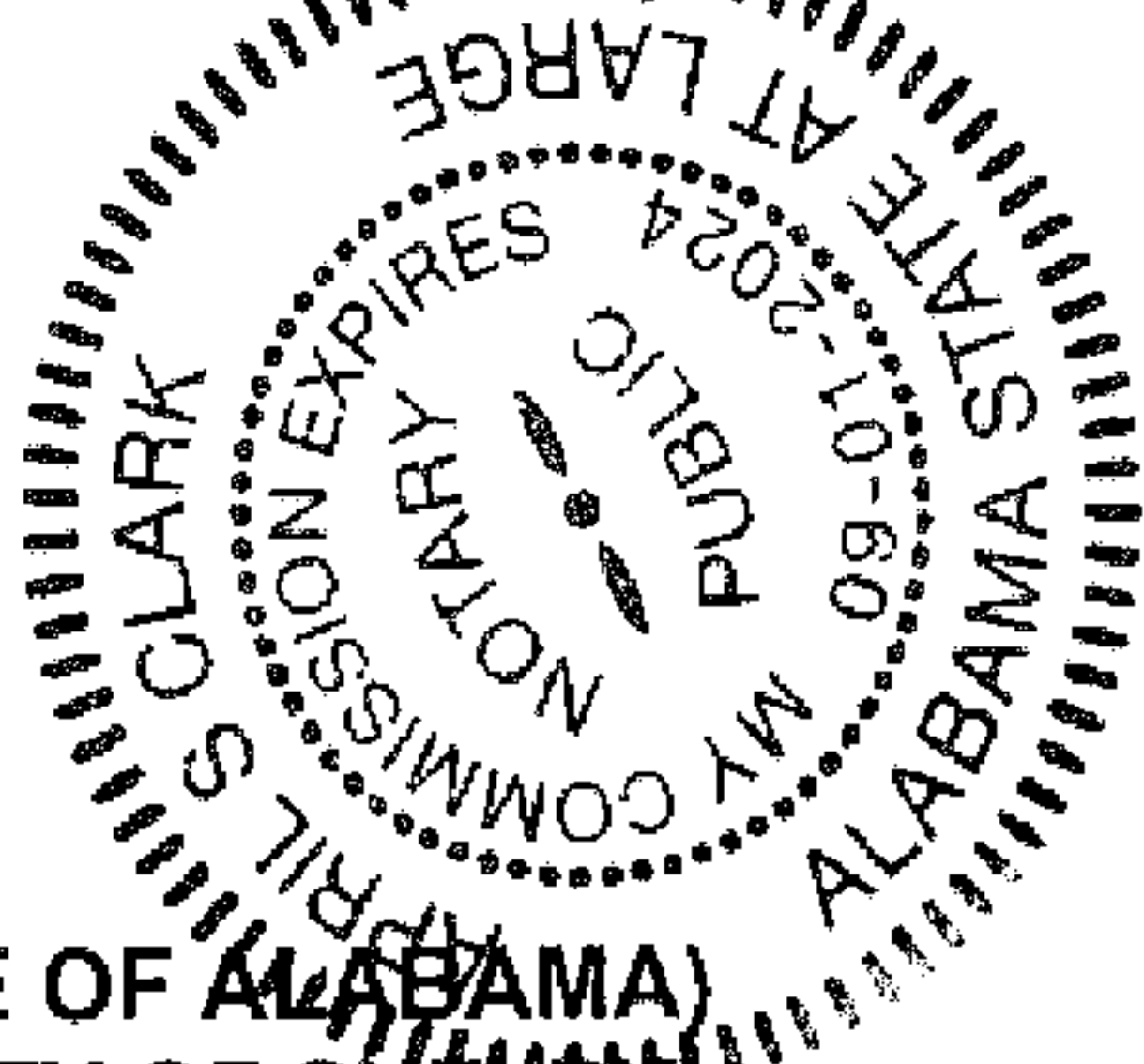
April Clark
Notary Public
My Commission Expires 9/1/2024

Veronica Green Branch
Veronica Green Branch

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Veronica Green Branch, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023



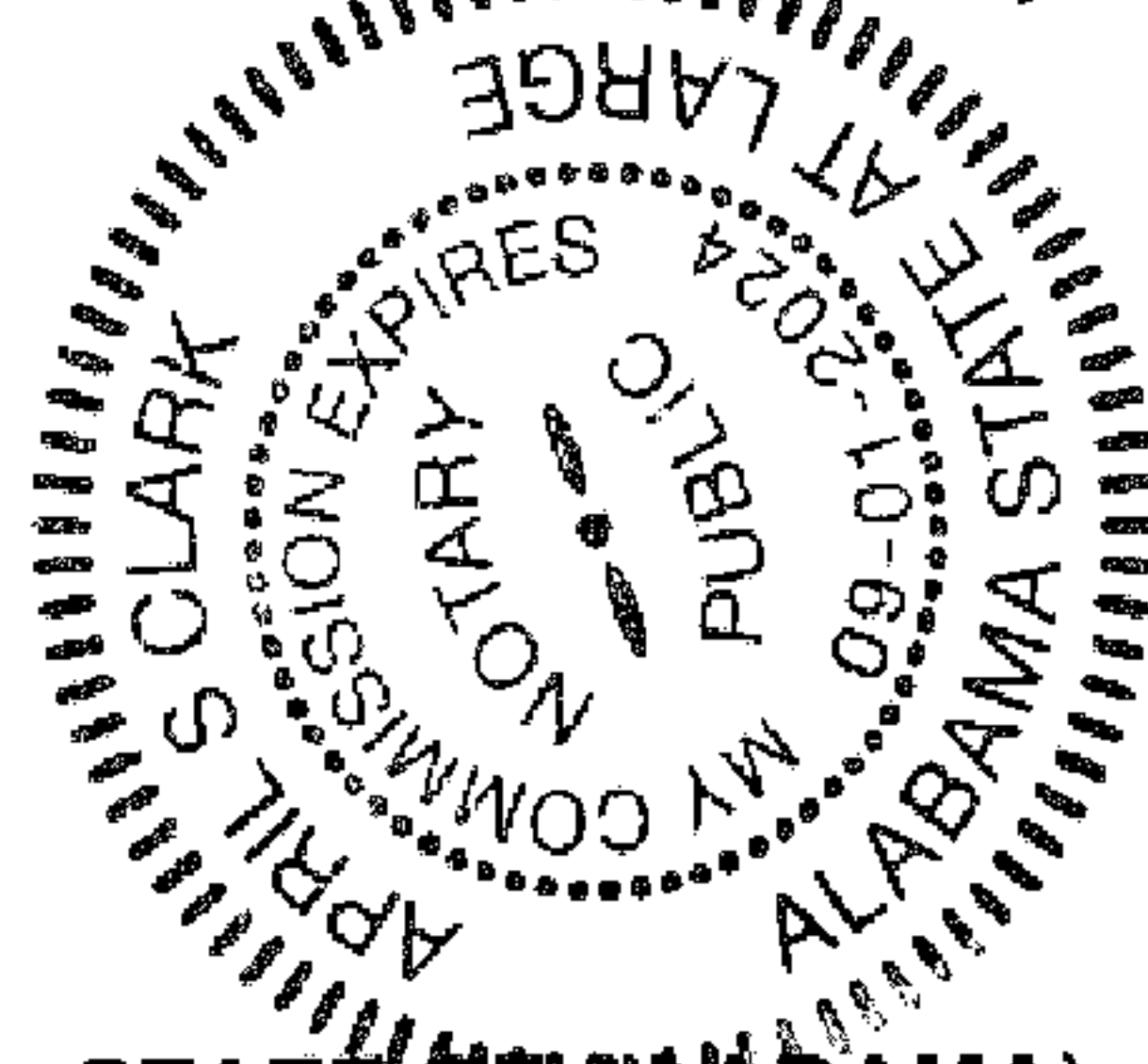
April Clark
Notary Public
My Commission Expires 9/1/2024

Kimberly Green
Kimberly Green

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimberly Green, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023



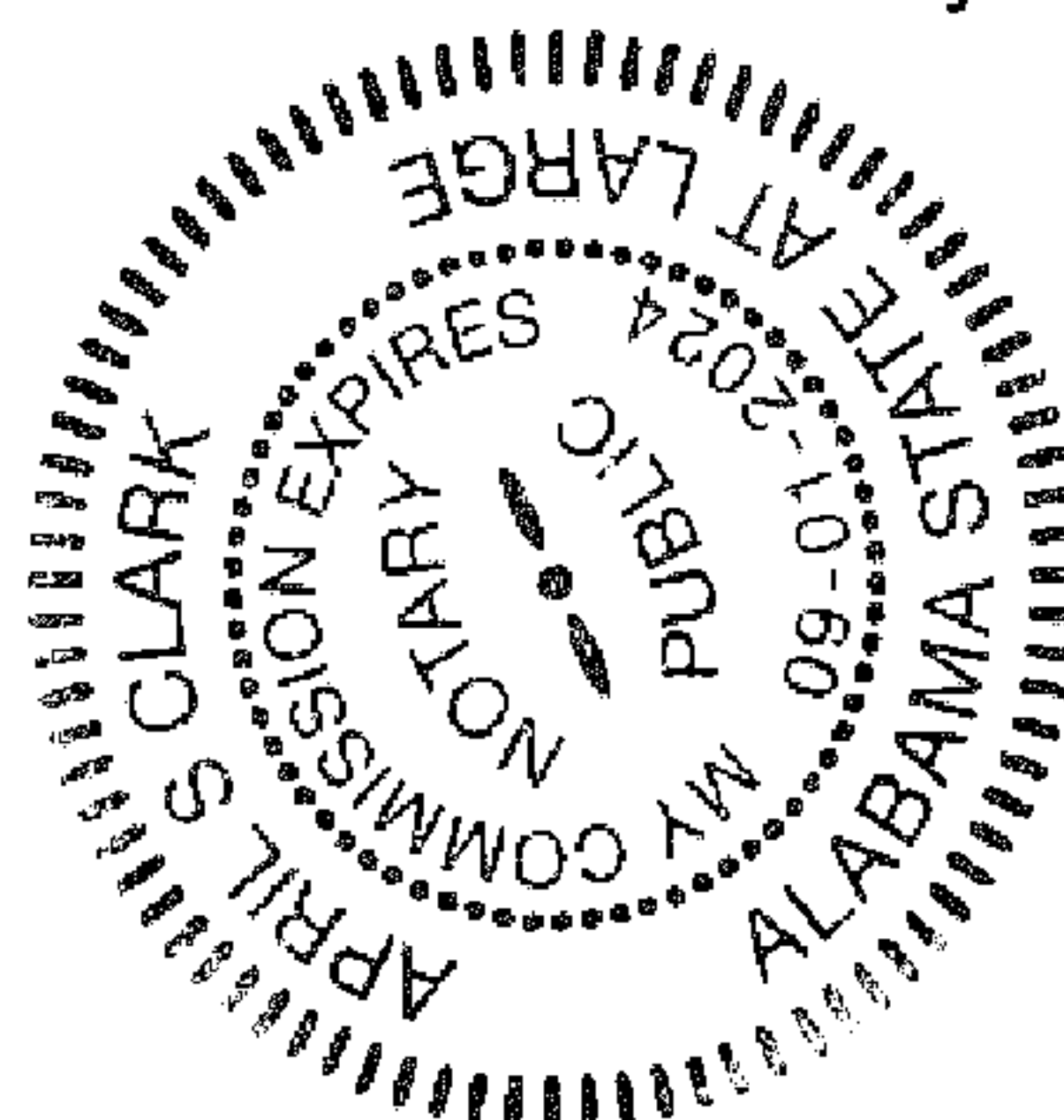
April Clark
Notary Public
My Commission Expires 9/1/2024

Mary Dowdell
Mary Dowdell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Dowdell, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023



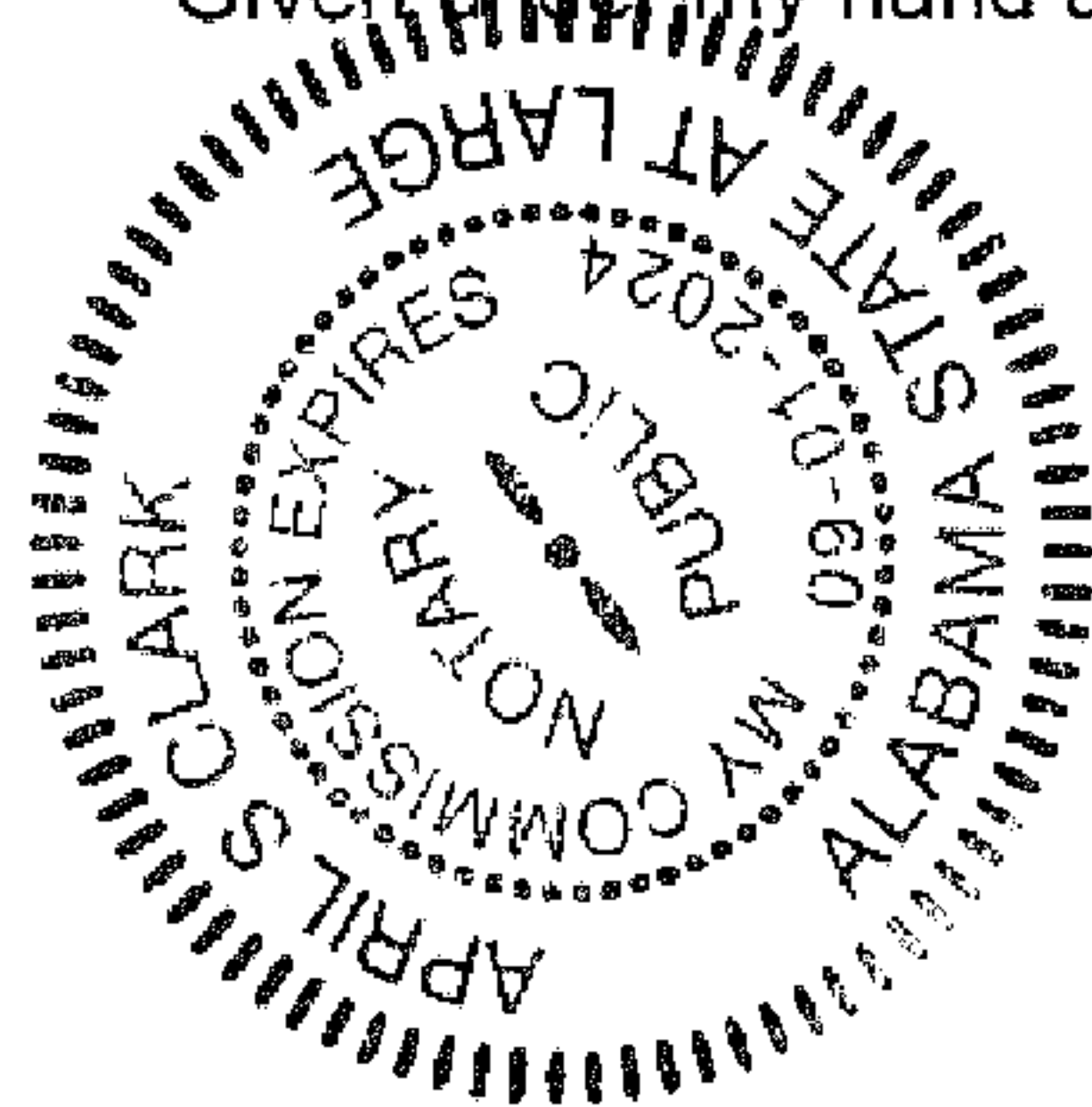
April Clark
Notary Public
My Commission Expires 9/1/2024

Rosalyn D. Hale
Sumika R. Hale P.O.A
Rosalyn Hale
By: Sumika Hale, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sumika Hale, as attorney in Fact for Rosalyn Hale, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2023



April Clark
Notary Public
My Commission Expires 9/1/2024

Chris Hale
Tamela Smith P.O.A
Chris Hale
By: Tamela Smith, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tamela Smith, as Attorney in Fact for Chris Hale, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2023



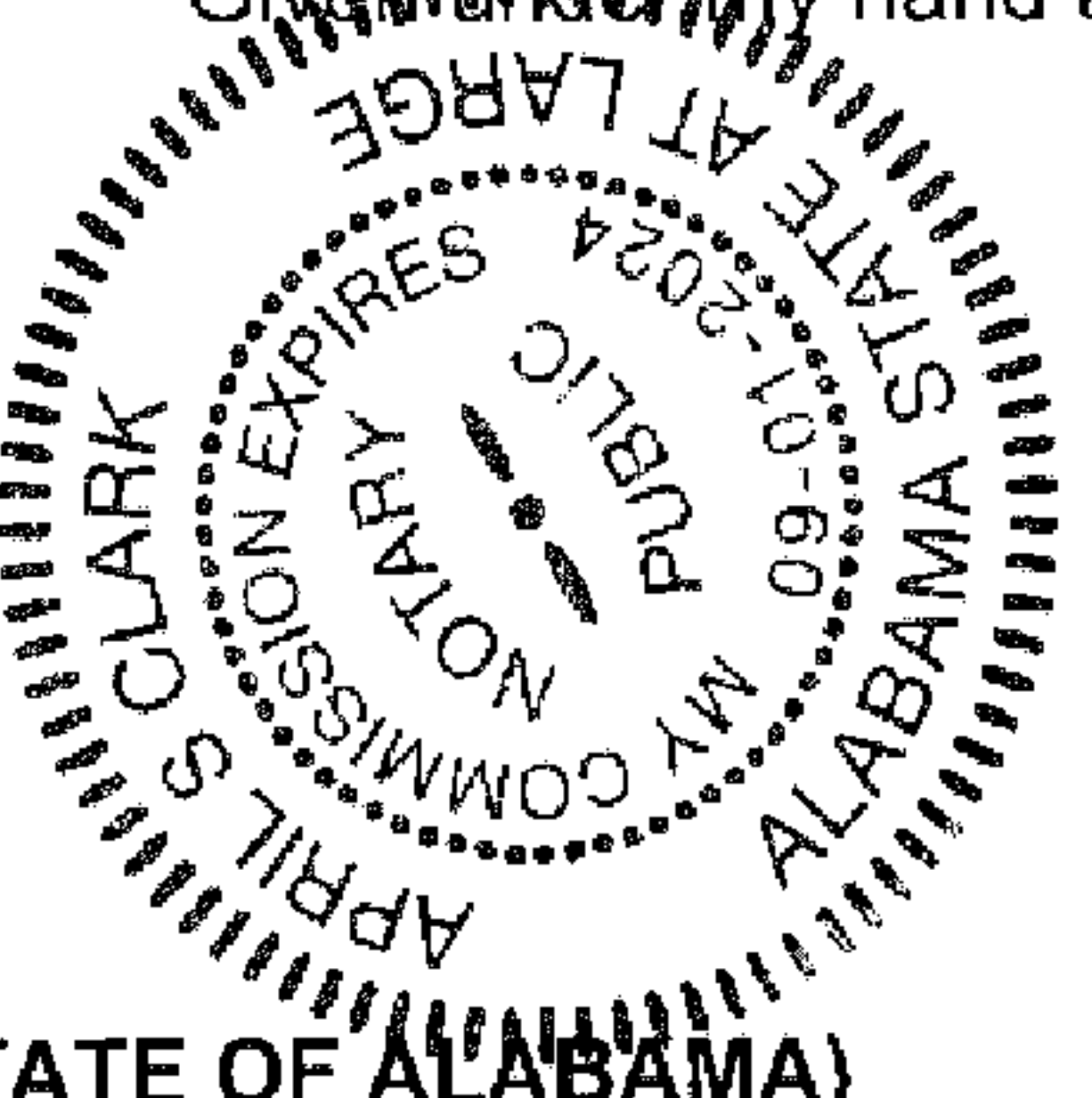
April Clark
Notary Public
My Commission Expires 9/1/2024

Latisha S. Hale
Latisha S. Hale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Latisha S. Hale, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2023



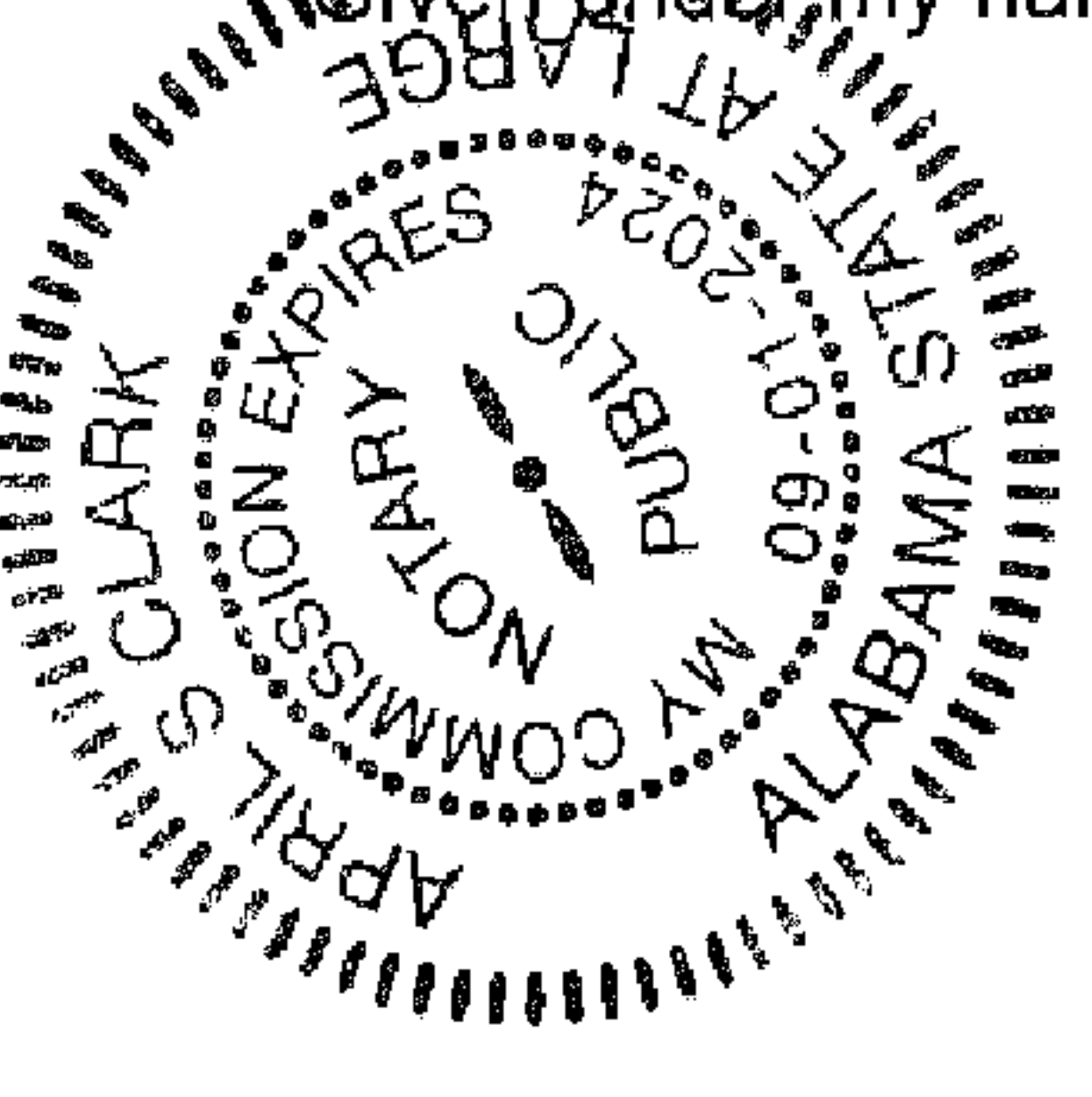
April Clark
Notary Public
My Commission Expires 9/1/2024

TH Terence Hale Jr.
Terence Hale, Jr.
Terence


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terrence Hale, Jr., whose name 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/she executed the same voluntarily on the day the same bears date.

Terrence
Given under my hand and official seal this 10th day of February, 2023



April Clark
Notary Public
My Commission Expires 9/1/2024

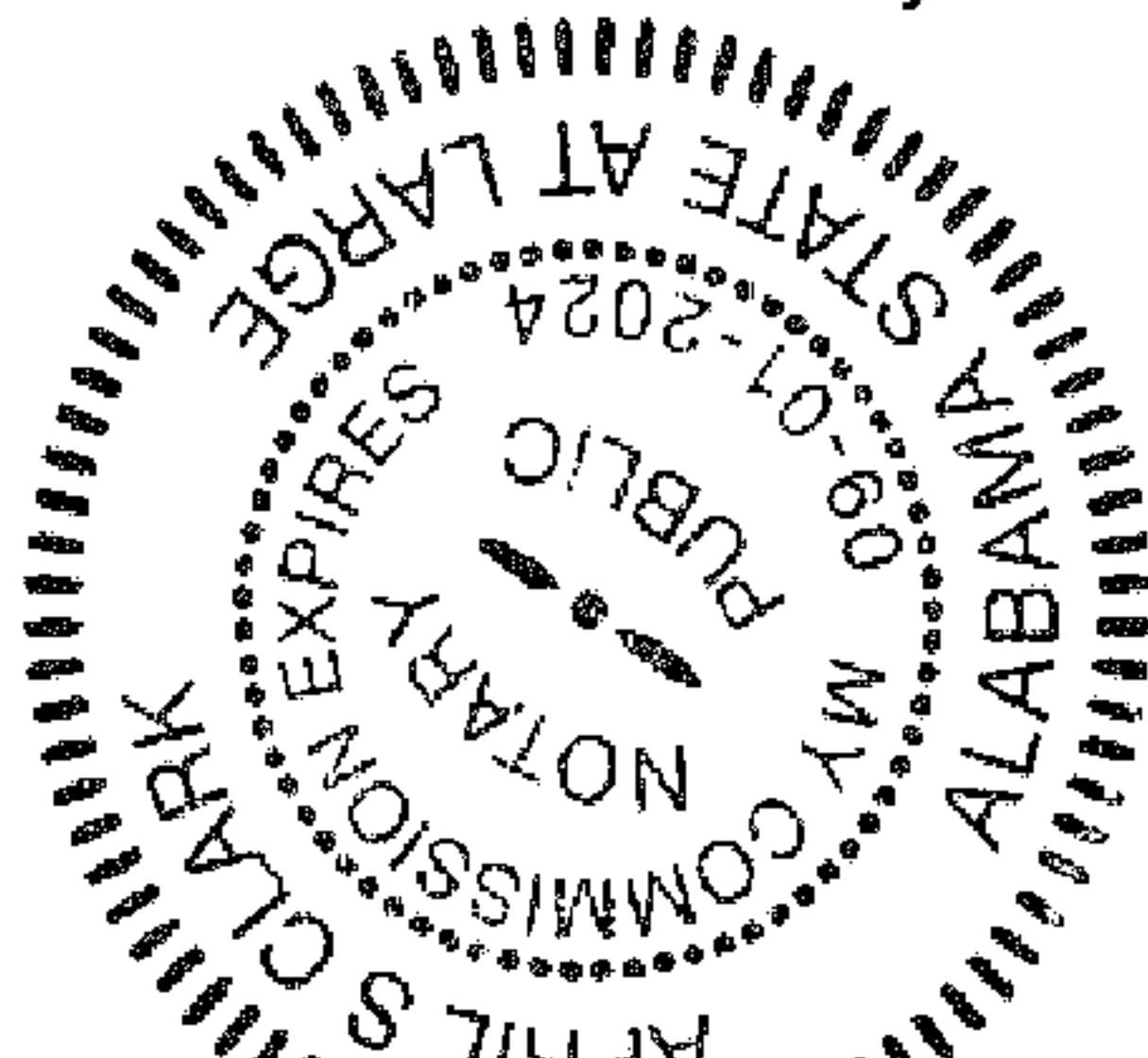

Lashonda S. Hale
Lashondra

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lashonda-S. Hale, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

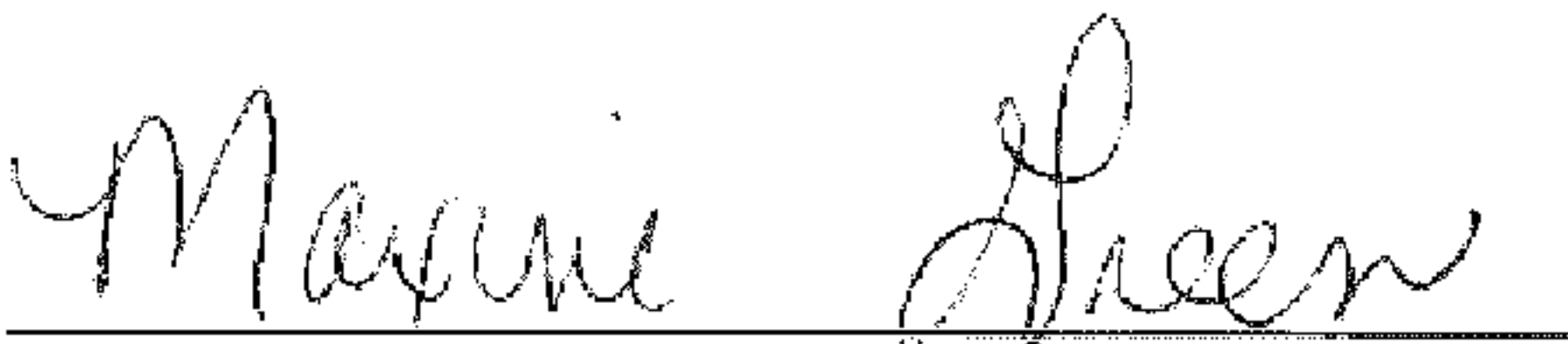
Lashondra

Given under my hand and official seal this 6th day of February, 2023





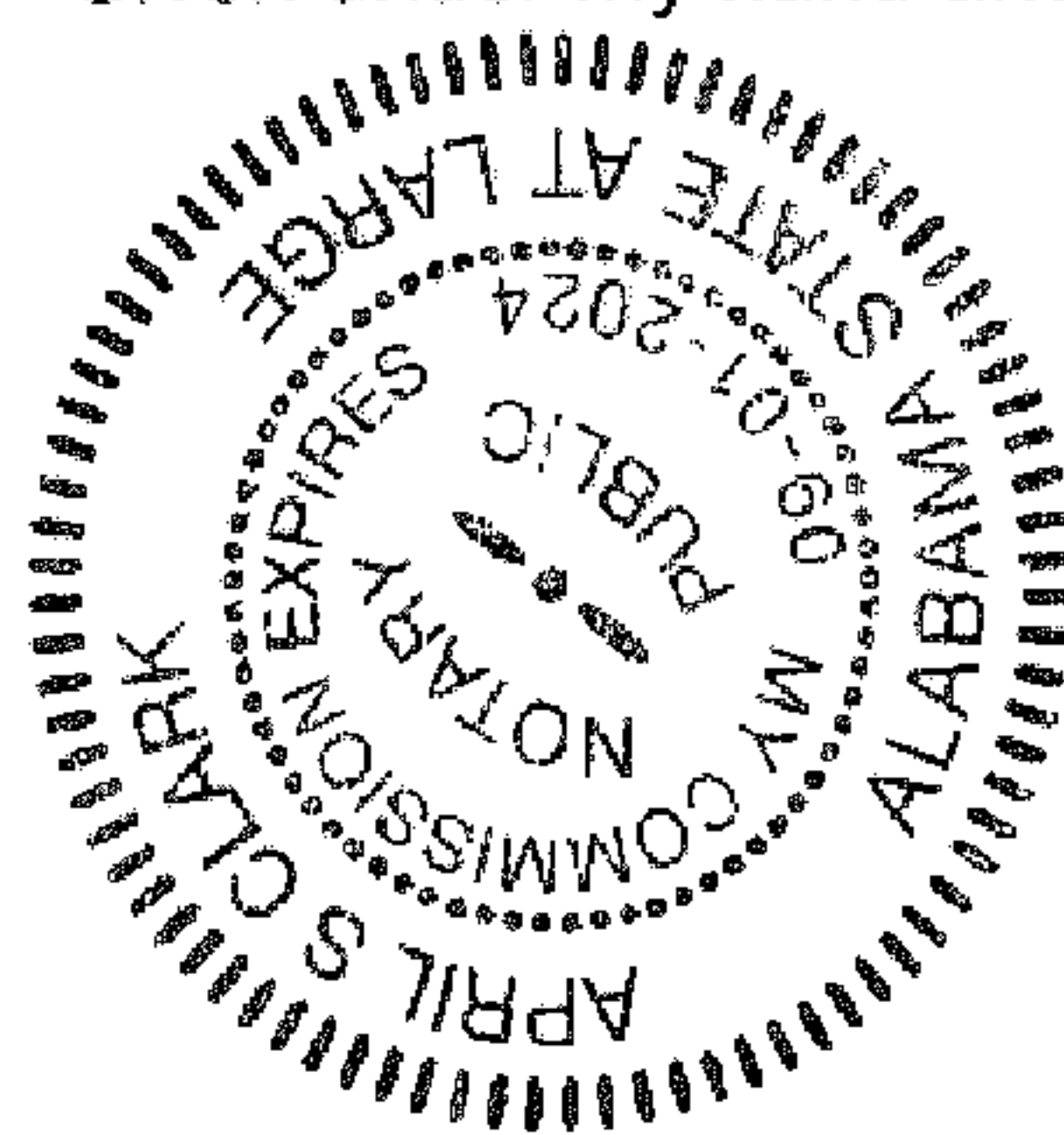
Notary Public
My Commission Expires 9/1/2024


Maxine Green

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maxine Green, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2023





Notary Public
My Commission Expires 9/1/2024

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the NW corner of NW 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 525 feet; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in an Easterly direction and parallel with said 40 line 75 feet to point of beginning; thence in a Southerly direction and parallel with said 40 line 210 feet; thence in an Easterly direction and parallel with said 40 line 75 feet; thence in a Northerly direction and parallel with said 40 line 210 feet; thence in a Westerly direction parallel with said forty line 75 feet to point of beginning.

ALSO, Beginning at the NW corner of NW 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, and run South 1 degree and 45 minutes East 465 feet; thence East and parallel with 40 line 675 feet for point of beginning; thence in a Southerly direction and parallel with said 40 line 210 feet; thence Easterly and parallel with said 40 line 34 feet, more or less, to a point at West right of way of public road; thence in a Northerly direction along West right of way of said public road to a line that is 210 feet parallel with South line; thence in a Westerly direction and parallel with 40 line 22 feet, more or less, to point of beginning.

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>Tamela Deneen Smith</u>	Grantee's Name	<u>API Highway 31, LLC</u>
Mailing Address	<u>2515 7th Ave N</u> <u>Birmingham AL 35203</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	<u>0 8th Ave. SE</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 08, 2023</u>
		Total Purchase Price	<u>\$150,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 03, 2023

Print Tamela Deneen Smith

Unattested

Sign Tamela Deneen Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 08:54:39 AM
\$197.00 JOANN
20230228000054190

Form RT-1

Allen S. Bayl