

20230228000054200  
02/28/2023 08:54:40 AM  
DEEDS 1/3

Send Tax Notice To: API Highway 31, LLC

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

## STATUTORY WARRANTY DEED

} 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, **Alonzo D'Andre Griffin, a single man** (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.**

\$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 6 day of FEB, 2023.

  
Alonzo D'Andre Griffin

State of Georgia

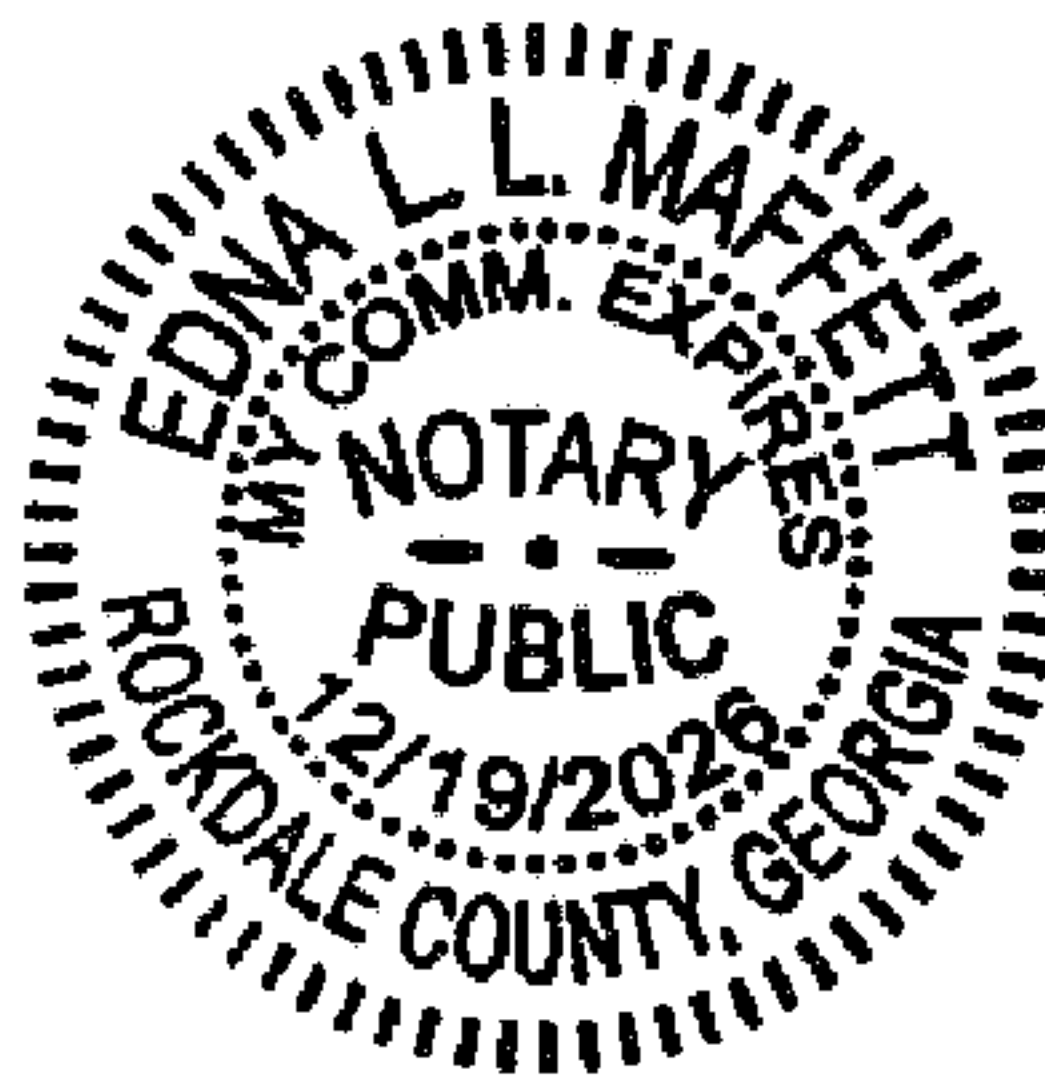
County of Rockdale

I, Edna L.L. Maffett, a Notary Public in and for the said County in said State, hereby certify that Alonzo D'Andre Griffin, 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 1<sup>st</sup> day of February, 2023

Yochana L. S. Maffei  
Notary Public, State of Georgia

My Commission Expires: 12/19/2024



**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.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/28/2023 08:54:40 AM  
\$29.00 JOANN  
20230228000054200

20230228000054200 02/28/2023 08:54:40 AM DEEDS 3/3

*Alison Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name Alonzo Griffin  
Mailing Address 3540 Lighthouse Way  
Conyers, GA  
30013

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

Property Address Vacant  
Alabaster

Date of Sale 2/6/23  
Total Purchase Price \$ 1000.00  
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 2/6/23

Print Mike T. Atchison

Unattested

(verified by)

Sign

*Mike P. Atchison*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1