

This Instrument was Prepared by:

Send Tax Notice To: API Highway 31, LLC
AL

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

File No.: S-18-24516

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Rodney G. Brown**, a married 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 2023 taxes 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 Grantor or spouse.

\$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 3rd day of February, 2023.

Rodney G. Brown
Rodney G. Brown

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Rodney G. Brown, 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 3rd day of February, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

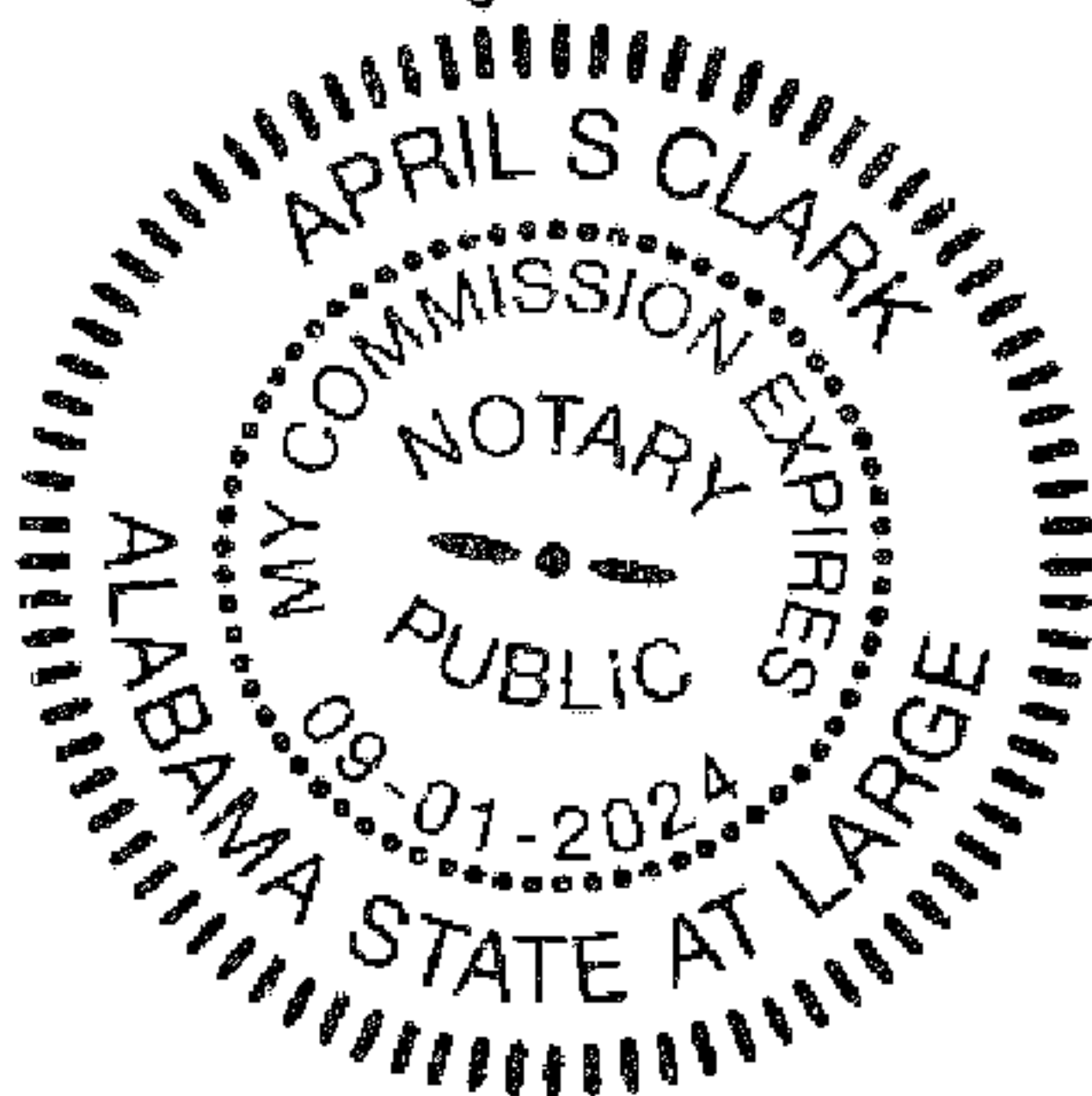


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at NW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, running South 1 degree 45 seconds East 210 feet; thence East parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 600 feet to the point of beginning; thence continue East parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 75 feet; thence run in a Southerly direction parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 255 feet; thence run in a Westerly direction parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 75 feet; thence run in a Northerly direction parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 255 feet to the point of beginning.

Parcel 2:

Beginning at NW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 675 feet to the point of beginning; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in a Easterly direction and parallel with said 40 line 22 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 255 feet parallel to South line; thence in a Westerly direction and parallel with said 40 line 90 feet, more or less, to point of beginning.

The above tracts of land described as being a part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

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>Rodney G. Brown</u>	Grantee's Name	<u>API Highway 31, LLC</u>
Mailing Address	<u>104 Kent Hill Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u></u>
Property Address	<u>220 7th Ave. SE</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 08, 2023</u>
		Total Purchase Price	<u>\$250,000.00</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>✓</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 January 30, 2023

Print Rodney G. Brown

Unattested

(verified by)

Sign Rodney G. Brown
(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 09:24:46 AM
\$278.00 PAYGE
20230228000054360

Allen S. Bayl

Form RT-1