

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

File No.: S-16-22898

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)**, 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 Edward R. Norman, III, deceased, Probate Case # 38680, in the Probate Office of Baldwin County, Alabama and Cheryl Norman May, a married 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 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 the Grantor herein or spouse, if any.

\$.00 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 EDWARD R. NORMAN, III,
DECEASED, PROBATE CASE # 38680, IN THE
PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA.

Patricia B. Norman

By Patricia B. Norman
Personal Representative



State of Alabama

County of Baldwin

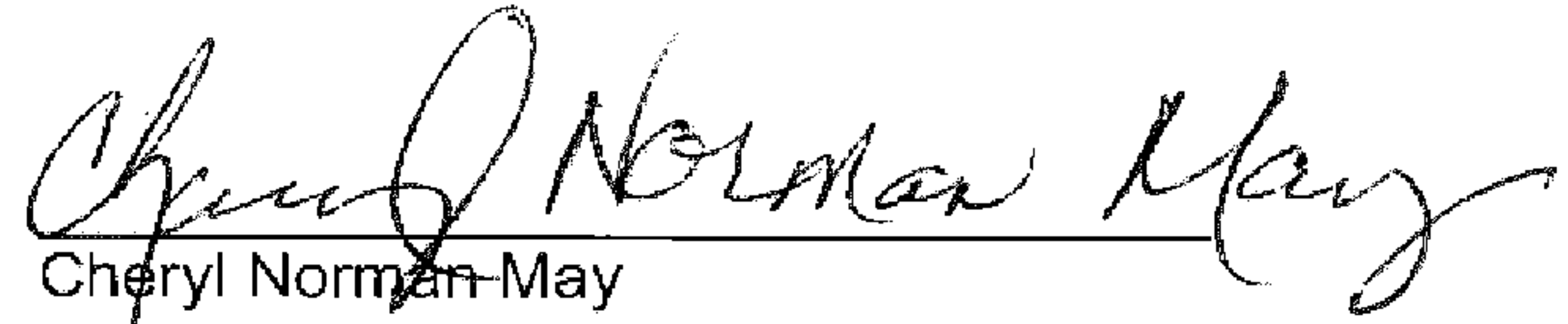
I, Alexis Melvin, a Notary Public in and for the said County in said State, hereby certify that The Estate of Edward R. Norman, III, Deceased Probate Case # 38680, in the Probate Office of Baldwin County, Alabama, by Patricia B. Norman, Personal Representative whose name(s) is/are signed to the foregoing 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 9 day of February, 2023.

Alexis Melvin

Notary Public, State of Alabama

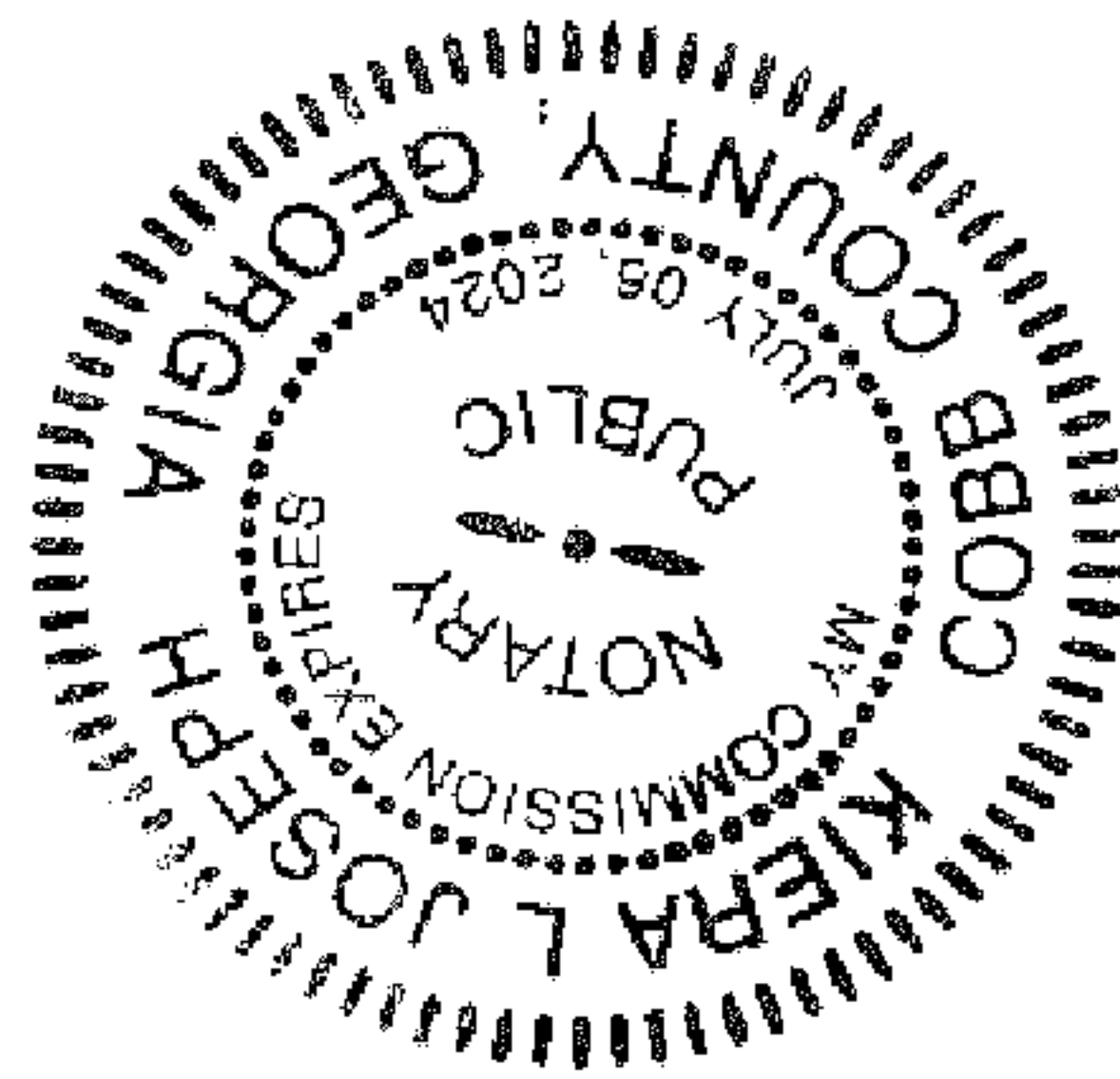
Alexis Melvin
My Commission Expires: 09-28-26

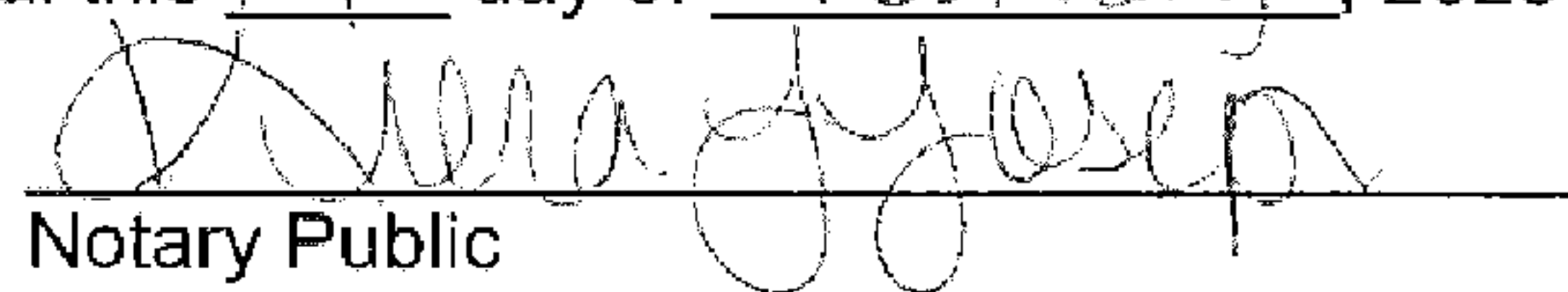

Cheryl Norman May

STATE OF (Georgia)
COUNTY OF (PBB)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cheryl Norman May, 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.

Given under my hand and official seal this 9th day of February, 2023




Notary Public
My Commission Expires ~~9/1/2024~~

7/6/2024 

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West and thence run in a Southerly direction along the East boundary line of said Northwest Quarter of the Southwest Quarter of said Section 1 for 420.0 feet; thence turn an angle of 91 degrees 34 minutes to the right and run Westerly a distance of 420.0 feet; thence turn an angle of 88 degrees 26 minutes to the right and run Northerly a distance of 210.0 feet; thence turn an angle of 91 degrees 34 minutes to the right and run Easterly a distance of 141.46 feet; thence turn an angle of 91 degrees 34 minutes to the left and run Northerly 210.0 feet, more or less, to a point on the North boundary line of the Northwest Quarter of Southwest Quarter of Section 1; thence turn an angle of 91 degrees 35 minutes to the right and run Easterly along the Northerly boundary line of the Northwest Quarter of Southwest Quarter of said Section a distance of 278.53 feet, more or less, to the point of beginning.

This land being a part of the Northwest Quarter of Southwest Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL II:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West; thence South along said 40 line 630 feet to a point; thence West 420 feet to a point, which said point is the point of beginning; thence continue to run West 75 feet; thence turn North, run along East side of Reynolds property for 420 feet to a point; thence turn East 75 feet to a point; thence South parallel to West line a distance of 420 feet to a point of beginning. All lying entirely in the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL III:

Beginning at NE corner of the NW 1/4 of the SW 1/4, Section 1, Township 21 South, Range 3 West, run South along East line of said Quarter-Quarter a distance of 210 feet; thence in a Westerly direction and parallel with said Quarter-Quarter line a distance of 495 feet to a point, which is the point of beginning; thence in a Southerly direction and parallel with said Quarter-Quarter line a distance of 465 feet; thence in a Westerly direction and parallel with said Quarter-Quarter line a distance of 86 feet, more or less, to a point at East right of way of a public road; thence in a Northerly direction along East right of way line of said public road to a line that 465 feet North of and parallel with the South line; thence in an Easterly direction and parallel with said Quarter-Quarter line a distance of 30 feet, more or less, to the point of beginning.

PARCEL IV:

Commence at the intersection of West boundary line of NW 1/4 of SW 1/4 and the NE right of way of U.S. Highway #31; thence Southeasterly along right of way 790 feet; thence East 295 feet to point of beginning; thence continue East 450 feet; thence North 45 feet; thence West 450 feet; thence South 45 feet to point of beginning.

Being a part of the NW 1/4 of SW 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	Cheryl Norman May	Grantee's Name	API Highway 31, LLC
Mailing Address	<u>20376 R Childers Ln</u> <u>3 Foley Ave 36535</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	<u>0 unknown St.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>February 08, 2023</u>
		Total Purchase Price	<u>\$550,000.00</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 February 06, 2023

Print Cheryl Norman May

Unattested

Sign Cheryl Norman May
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 10:50:23 AM
\$581.00 PAYGE
20230228000054740

Form RT-1



Allen S. Boyd