

20230228000054970  
02/28/2023 12:49:17 PM  
DEEDS 1/3

This instrument was prepared by:  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
API Highway 31, LLC  
2000 Lay Dam Rd  
Clanton AL 35045

### CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS and NO/00 (\$175,000.00), to the undersigned grantor, *API Alabaster, LLC, a Delaware limited liability company* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION*

Subject to taxes due for 2023 and subsequent years, easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR, by Keith Owens, its Managing Partner, who is authorized to execute this conveyance, hereto set its signature and seal, this 24<sup>th</sup> day of February, 2023

API Alabaster, LLC, a Delaware  
limited liability company

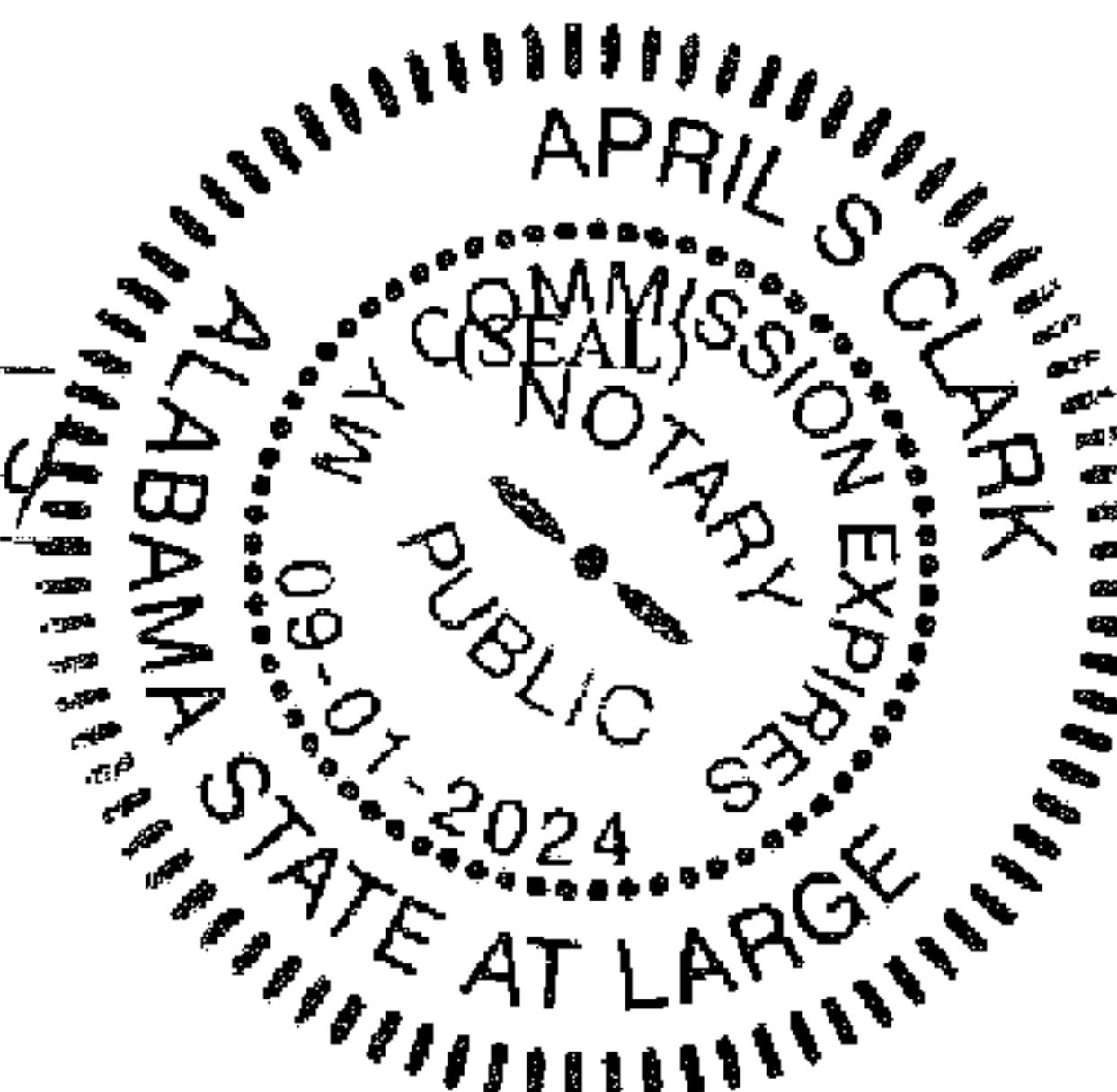
1207  
By: Keith Owens, Managing Partner

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Keith Owens*, whose name as Managing Partner of API Alabaster, LLC, a Delaware limited liability company 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, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 24<sup>th</sup> day of February, 2023.

April Clark  
Notary Public  
My Commission Expires: 9-1-2024



**EXHIBIT A - LEGAL DESCRIPTION**

**Tract I:**

Beginning at the NW corner of NW 1/4 of SW 14 of Section 1, Township 21 South, Range 3 West, and run South 1 degrees and 45 seconds East 210 feet; thence East, parallel with said forty line 525 feet; thence South and parallel with said forty line 255 feet to point of beginning; thence South 210 feet; thence run East 75 feet; thence run North 210 feet; thence run West 75 feet to point of beginning

**Tract II:**

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, and run Easterly along the North line of said 1/4 - 1/4 Section a distance of 624.69 feet; thence turn an angle of 115 degrees 20 minutes to the right and run Southwesterly 233.75 feet to a point; thence turn an angle of 26 degrees 59 minutes to the left and run South a distance of 150 feet to the point of beginning of the lot herein described; thence continue in the same direction South a distance of 303.65 feet to the North right of way line of Birmingham-Montgomery 4-lane Highway; thence Northwesterly along said highway right of way a distance of 101 feet; thence turn an angle of 44 degrees 50 minutes to the right and run North 230.41 feet; thence due East a distance of 69.54 feet, more or less, to the point of beginning.  
Situating In 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 API  
 Mailing Address 2000 Lay Dam Rd  
Clanton AL 35045

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

Property Address Sal Modi  
Vacant Land  
Alabaster AL  
35007

Date of Sale 2/24/23  
 Total Purchase Price \$

or  
 Actual Value \$

or  
 Assessor's Market Value \$ 175,000.00

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 tax value

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 2/24/23

Print Mike T. Atkinson

Unattested

Sign

Mike T. Atkinson

(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 12:49:17 PM  
 \$203.00 BRITTANI  
 20230228000054970

Form RT-1

Allen S. Bayl