

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Michael Todd Self
110 Willow Ridge Lane
Indian Springs, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **FORTY THREE INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **MICHAEL TODD SELF** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

FORTY THREE INVESTMENTS, LLC is one and the same entity as FORTY-THREE INVESTMENTS, LLC

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

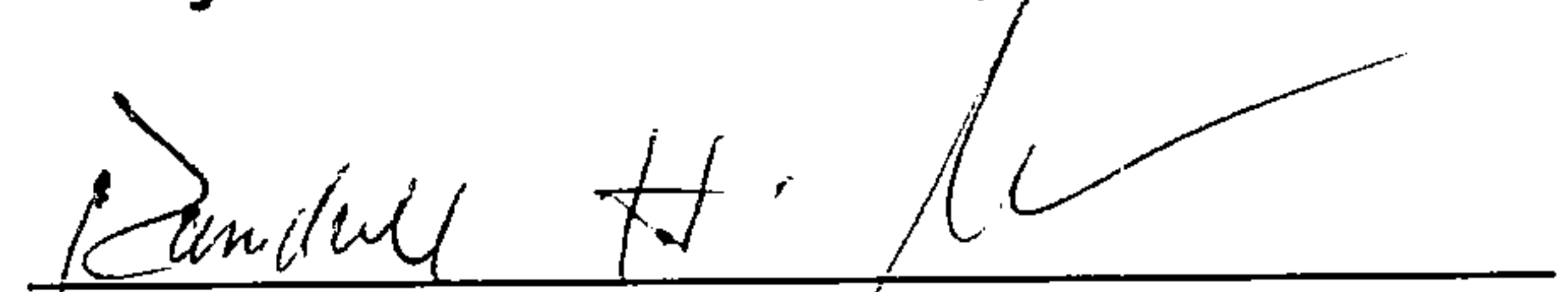
\$100,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Randall H. Goggans**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of February, 2023.

Forty Three Investments, LLC



BY: Randall H. Goggans

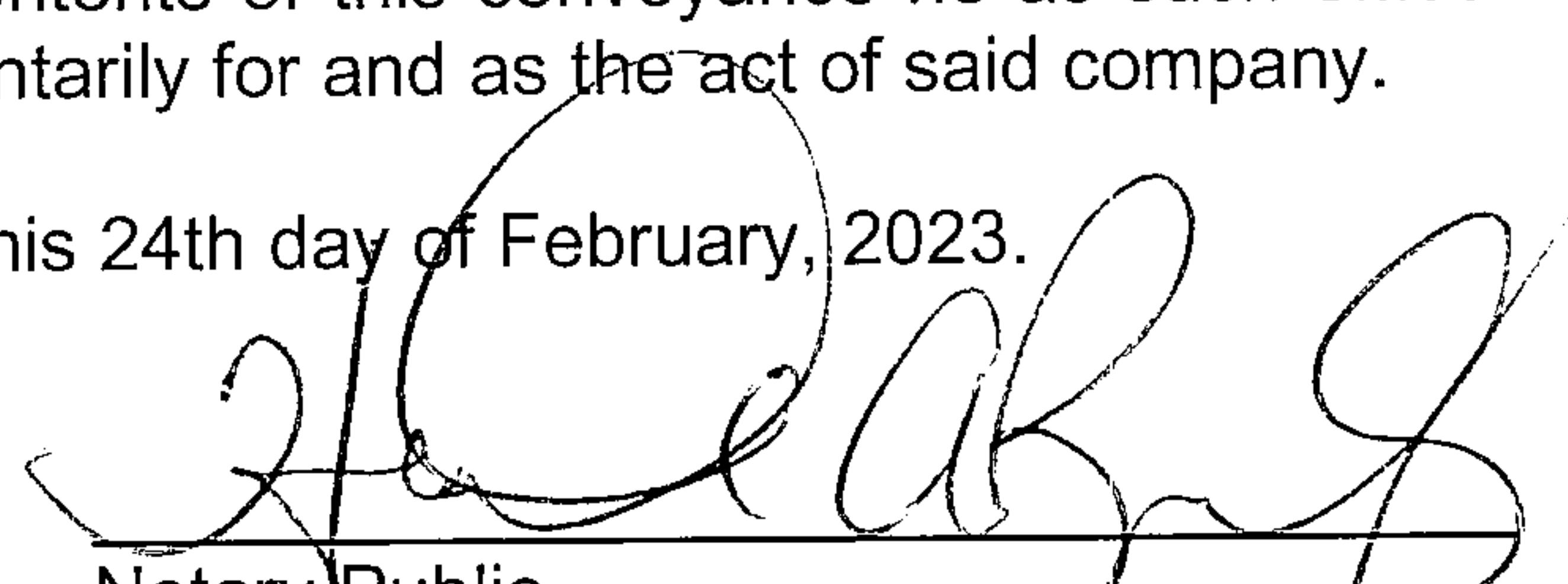
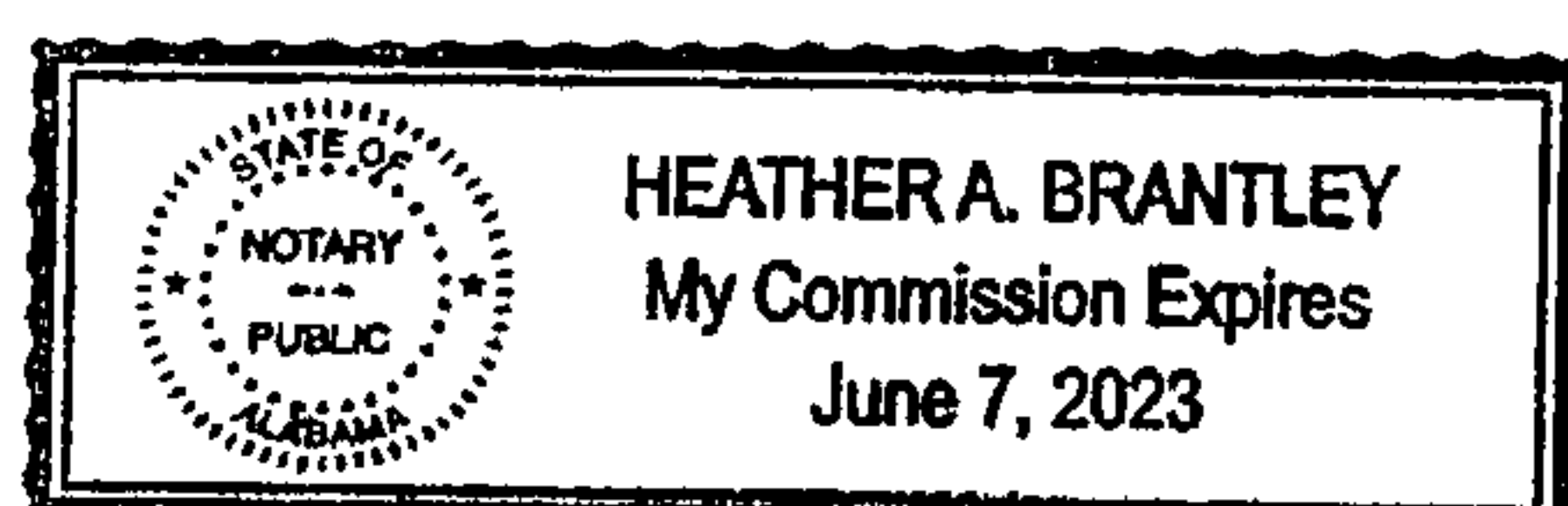
ITS: Managing Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans**, whose name as **Managing Member** of **Forty Three Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

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



Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Parcel 1

BEGIN at the NE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°55'21"E a distance of 236.82' to the Westerly R.O.W. line of Shelby County Highway 467 thence S06°59'51"E and along said R.O.W. line for a distance of 504.73'; thence S52°27'12"W and leaving said R.O.W. line a distance of 446.22', to a curve to the right, having a radius of 300.00', subtended by a chord bearing of S78°59'44"W, and a chord distance of 268.11'; thence along the arc of said curve for a distance of 277.95'; thence N74°27'44"W a distance of 1111.36'; thence N22°38'09"W a distance of 480.97'; thence N88°26'32"E a distance of 286.47'; thence N86°41'48"E a distance of 1290.30' to the 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	Forty Three Investments	Grantee's Name	MICHAEL TODD SELF
Mailing Address	2909 County Road 1005 Jemison, AL 35085	Mailing Address	110 Willow Ridge Lane Indian Springs, AL 35124
Property Address	Parcel 1 Oakbrooke (County Road 467) Vincent, AL 35178	Date of Sale	February 24, 2023
		Total Purchase Price \$	205,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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 or the assessor's current market value.

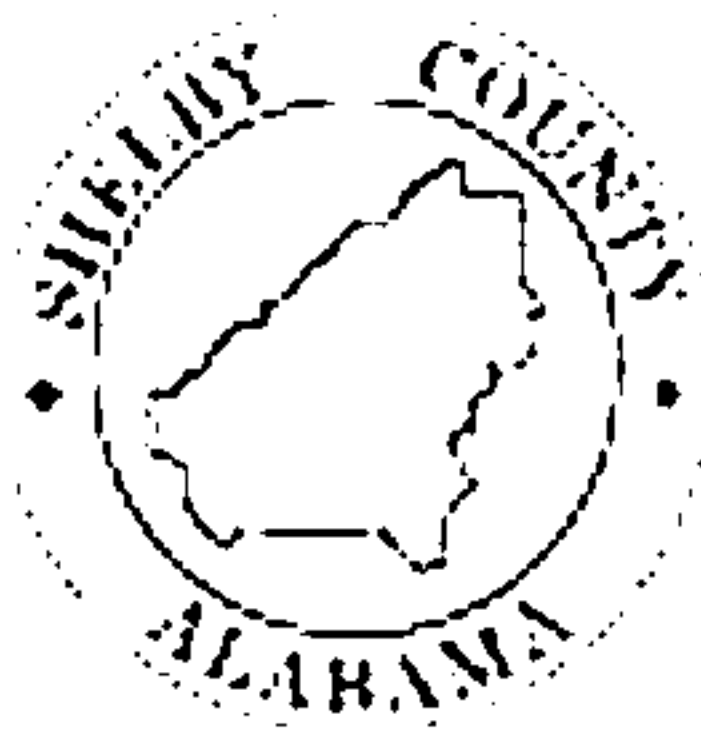
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 February 24, 2023 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2023 12:31:08 PM
\$233.00 BRITTANI
20230308000064150

Allen S. Bayl