

Send Tax Notice To: The Commercial Development Authority
of the City of Alabaster
1953 Municipal Way.
Alabaster, AL 35173

20230310000067050
03/10/2023 02:46:45 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred and Eighty Five Thousand Dollars (\$385,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Power Tripp Performance, Inc.**, company organized under the laws of the State of Alabama (herein referred to as Grantor), does grant, bargain, sell and convey unto **The City of Alabaster, Alabama**, an Alabama municipal corporation (herein referred to as Grantee), the real estate described on **Exhibit “A”** attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to:

- 1. Taxes for the current and subsequent years
- 2. Mineral and mining rights not owned by Grantor
- 3. Easements and rights-of-way of record

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantor warrants that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the shall warrant and defend the said premises to the Grantee and the successors and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal by its duly authorized officer and as the act of the Company, this the 10th day of March, 2023.

POWER TRIPP PERFORMANCE, INC.

By: Wayne Tripp
Wayne Tripp, President and sole shareholder

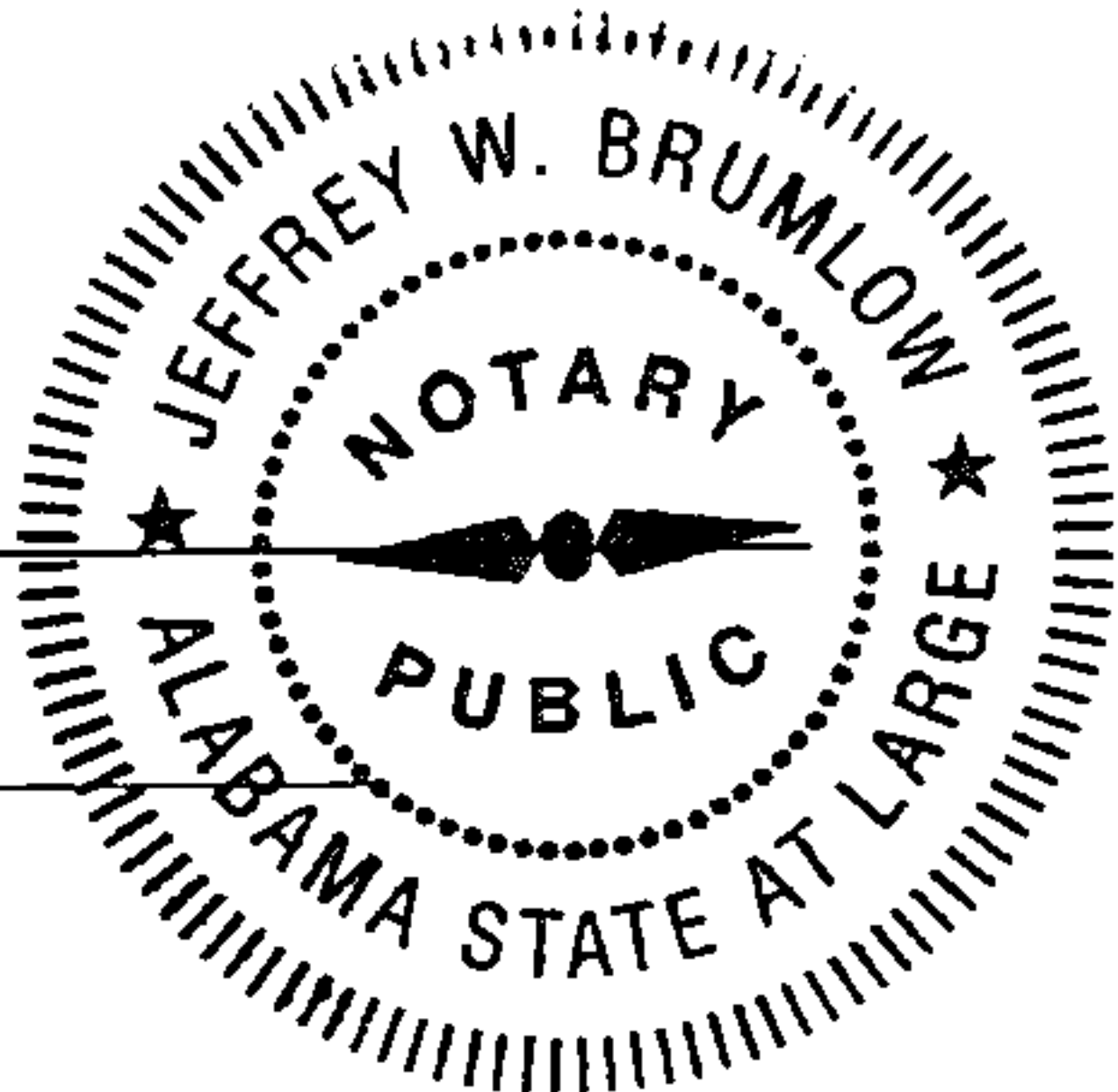
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify Wayne Tripp whose names as president and sole shareholder, is signed to the foregoing conveyance, and who have been made known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and owners and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10th day of March, 2023.

[SEAL]

Jeffrey W. Brumlow
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



THIS INSTRUMENT PREPARED BY:
Jeffrey W. Brumlow, Esq.
Brumlow Legal Group
137 Main St., Suite 202
Trussville, AL 35173
(205) 833-1303

JEFFREY W BRUMLOW
Notary Public, Alabama State at Large
My Commission Expires Dec. 1, 2026

EXHIBIT "A"

PARCEL I:

A tract of land located in the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West. Said tract being a part of Deed 290, Page 401 recorded in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West; thence East along the South line of said 1/4-1/4 for 342.6 feet; thence turn left 70 degrees 33 minutes 40 seconds for 192 feet; thence turn left 02 degrees 05 minutes for 174.81 feet to the point of beginning; thence turn right 84 degrees 28 minutes for 230.84 feet to the West right of way of the South bound L & N Railroad; thence turn left 86 degrees 49 minutes along said L & N Railroad right of way for 70 feet; thence turn left 93 degrees 11 minutes for 227.96 feet; thence turn left 84 degrees 28 minutes for 70.22 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Easement for ingress, egress, being described as follows: Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter, Section 35, Township 20 South, Range 3 West and run East along South line of said quarter-quarter section 342.6 feet; thence left 70 degrees 33 minutes 40 seconds and run 192.0 feet; thence left 2 degrees 05 minutes and run 174.81 feet; thence right 84 degrees 28 minutes and run 230.84 feet; thence left 86 degrees 49 minutes and run 70.0 feet to the POINT OF BEGINNING; thence continue along last described course 85.0 feet; thence left 93 degrees 11 minutes and run 20.03 feet; thence left 86 degrees 49 minutes and run 85.0 feet; thence left 93 degrees 11 minutes and run 20.03 feet to the POINT OF BEGINNING; being situated 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 Power Trip Performance, Inc
Mailing Address 513 Wynlake Ct
Alabaster, AL 35007

Grantee's Name City of Alabaster, AL
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address 108 8th Ave. N
Alabaster, AL 35007

Date of Sale 03/10/2023
Total Purchase Price \$ 385,000.00
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)
☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 in property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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).

Dated 3/10/2023
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/10/2023 02:46:45 PM
\$29.00 JOANN
20230310000067050

Alvin S. Bayl