This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 20230317000074000 03/17/2023 12:14:49 PM DEEDS 1/4

Send Tax Notice to:
James Cipriano and
Clarinda Cipriano
2 Fox Valley Farms Road
Maylene, AL 35114

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY FOUR THOUSAND AND 00/100 (\$134,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **K and M Aggregates**, **L.L.C.**, an Alabama Limited Liability Company and Western REI, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Cipriano and Clarinda Cipriano** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, towit:

Lot 2, according to the Final Plat of Fox Valley Cove, as recorded in Map Book 54, Page 74, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 17th day of March, 2023.

K and M Aggregates, L.L.C.

By: Jason Spinks

Its: Authorized Agent

STATE OF ALABAMA Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Authorized Agent of **K and M Aggregates**, **L.L.C.**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March,

2023.

Notary Public,

My Commission Expires: \

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and

seal(s) this the 17th day of March, 2023.

Western REI, LLC By: Jason Spinks

Its: Manager

STATE OF ALABAMA Shelby COUNTY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of Western REI, LLC, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Authorized Agent and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of March,

2023.

Notary Public,

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975. Section 40-22-1

File#: E-4933	THE DOCUMENT HUSE DE JUCU IN MECO	radioce mone control in the	
Grantor's Name LLC	K and M Aggregates, L.L.C. and Wester	rn REI, Grantee's Name Mailing Address	James Cipriano and Clarinda Cipriano 2 Fox Valley Farms Road
	140 Legacy Oaks Dr		Maylene, AL 35114
	Montevallo, AL 35115	Date of Sale	March 17, 2023
Property Address	2 Fox Valley Farms Road Maylene, AL 35114	Total Purchase Price Or	\$134,000.00
	Waylene, AL 33114	Actual Value	<u>\$</u>
		Or Assessor's Market Valu	ıe <u>\$</u>
_	rice or actual value claimed on the ecordation of documentary eviden		following documentary evidence:
Bill of S X Sales Co Closing		Appraisal Other:	
•	nce document presented for records s form is not required.	lation contains all of the requ	ired information referenced above,
		Instructions	
	e and mailing address - provide the nt mailing address.	e name of the person or perso	ns conveying interest to property
Grantee's name being conveyed	_	e name of the person or perso	ons to whom interest to property is
	ss - the physical address of the proto the property was conveyed.	perty being conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid for the instrument offered for record.	he purchase of the property,	both real and personal, being
conveyed by th	if the property is not being sold, the instrument offered for record. The assessor's current market value.		both real and personal, being appraisal conducted by a licensed
current use val	rovided and the value must be detuation, of the property as determine ty for property tax purposes will be \$40-22-1 (h).	ned by the local official charg	ged with the responsibility of
accurate. I furt	best of my knowledge and belief the land belief the land that any false state and the land that any false state and the land land land land land land land land	ments claimed on this form r	l in this document is true and nay result in the imposition of the
Date March 17	7, 2023	Print: Justin Smit	herman
Unattes	ted	Sign	
	(verified by)	(Grantor/Gran	itee/ Owner/Agent) circle one
Judge o	Public Records of Probate, Shelby County Alabama, County		
Clerk Shelby	County, AL		Form RT-1

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\$58.00 JOANN

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