

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

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Jonathan Alexander, a single man** (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 taxes for 2023 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of May, 2023.

Jonathan Alexander
Jonathan Alexander

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Jonathan Alexander, 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 3rd day of May, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degrees 45 seconds East 210 feet; thence run East parallel with the South line of said 1/4-1/4 Section 525 feet; run thence South parallel with the East line of said 1/4-1/4 Section 160 feet to the point of beginning of the parcel herein described; thence continue South parallel with the East line of 1/4-1/4 Section 50 feet; thence run East, parallel with the South line of the 1/4-1/4 Section 75 feet; thence run North parallel with the East line of the said 1/4-1/4 Section 50 feet; thence run West, parallel with the South line of 1/4-1/4 Section, 75 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2023 03:33:12 PM
 \$88.00 JOANN
 20230503000131080

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Alexander
 Mailing Address 511 Union Station Pl
Calera AL 35040

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

Property Address Unknown St
Alabaster, AL
35007

Date of Sale 5-3-23
 Total Purchase Price \$ 60,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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 5-3-23

Print Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one