

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29156

Send Tax Notice To: BDK Holdings, LLC

309 Highway 310
Cokeburg, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twelve Thousand Seven Hundred Seventeen Dollars and No Cents (\$312,717.00)**, 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, **Eric Shane Defoor and Brittany Defoor**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BDK Holdings, LLC, an Alabama 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 2023 taxes and subsequent years, 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of May, 2023.


Eric Shane Defoor


Brittany Defoor

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Eric Shane Defoor and Brittany Defoor, 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 30th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

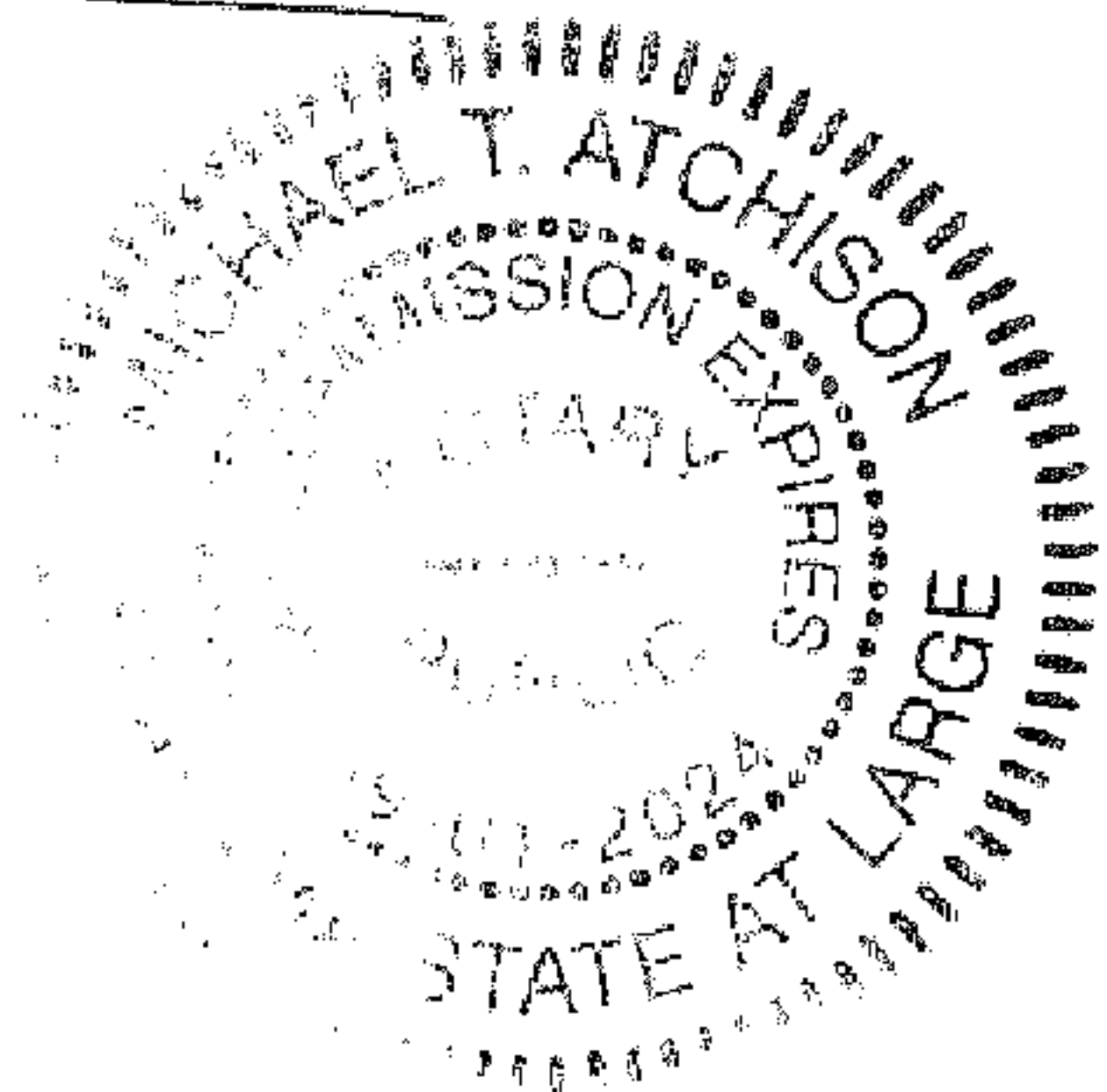


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

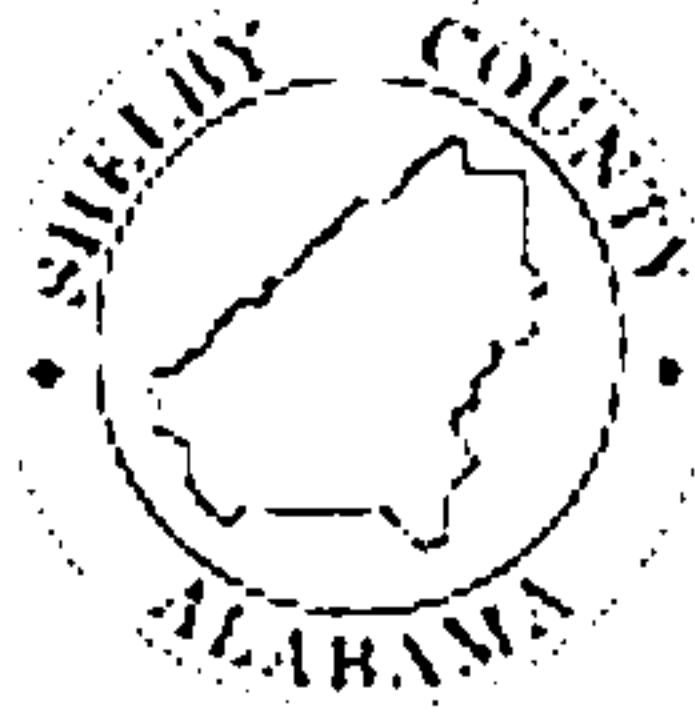
Lot 2 of the Final Plat of Colt's Corner, as recorded in Map Book 57, Page 12, in the Probate Office of Shelby County, Alabama.

Parcel 2:

A part of Lots 469, 470, and 471, according to Dare's Map of the Town of Calera, or a part of Lots 1, 2, and 3, in Block 7, according to J.H. Dunstan's Map of Calera, described as follows: Begin at a point on the North side of 16th Avenue, 131 feet West of the center line of the L & N North bound track; thence run West along North side of 16th Avenue a distance of 123 feet to the East side of Edward E. Blackerby Building; thence North along the East side of the Blackerby Building to the right of way of the Southern Railroad; thence Northeasterly along the right of way of Southern Railroad to a point 158 feet West of the center line of the North bound track of the L & N Railroad; thence Southeasterly to the point of beginning. According to survey of Ben F. Carr, Jr., Reg #8434, dated July 7, 1987.

Parcel 3:

Commence and begin at the intersection of the Westerly right of way of CSX Railroad, being fifty feet West of and parallel to the centerline of the Railroad tracks, and the North right of way of 16th Avenue, Calera, Alabama; thence North 88 degrees 50 minutes West, a distance of 81.24 feet along the North right of way of 16th Avenue; thence North 13 degrees 27 minutes 26 seconds West a distance of 119.05 feet to the Southerly right of way of the Norfolk Southern Railroad; thence North 64 degrees 57 minutes 04 seconds East along said Southerly right of way a distance of 118.54 feet to the Westerly right of way of the CSX Railroad; thence South 00 degrees 31 minutes 30 seconds East along said Westerly right of way a distance of 167.63 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2023 03:58:00 PM
 \$341.00 PAYGE
 20230601000164440

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Eric Shane Defoor	Grantee's Name	BDK Holdings, LLC
	Brittany Defoor		
Mailing Address	<u>1020 Dunsmore Dr</u>	Mailing Address	<u>707 Hwy 310</u>
	<u>Calera AL 35040</u>		<u>Calera, AL 35040</u>
Property Address	10841 Highway 25	Date of Sale	May 30, 2023
	Calera, AL 35040	Total Purchase Price	\$312,717.00
		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 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 of 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 May 25, 2023

Print Eric Shane Defoor

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one