

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED



20230829000260440 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
08/29/2023 12:05:16 PM FILED/CERT

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY SIX THOUSAND AND NO/00 DOLLARS (\$46,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Calera Autoplex, LLC, an Alabama Limited Liability***, (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Picksix, LLC*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Lot 2, 3 and 4, in Blok 62, according to Dunstan’s Survey and map of the Town of Calera.

Lot No. 1, in Block No. 62, according to J.H. Dunstan's Survey and Map of the Town of Calera, Alabama, and being further described as beginning at the Northwest point of intersection of Seventh Avenue with Thirteenth Street, and run thence along the West margin of Thirteenth Street for a distance of 50 feet; run thence West and parallel with Seventh Avenue a distance of 190 feet; thence run South a distance of 50 feet to the North line of Seventh Avenue; run thence East along the North line of Seventh Avenue for a distance of 190 feet, more or less, to the point of beginning, and being a part of the Southeast Quarter of the Southwest Quarter of Section 16, township 22 South, Range 2 West.

Also, the South 17 feet of Lot 2, in Block 62, according to Dunstan's Survey and Map of the Town of Calera. Situated in Shelby County, Alabama.

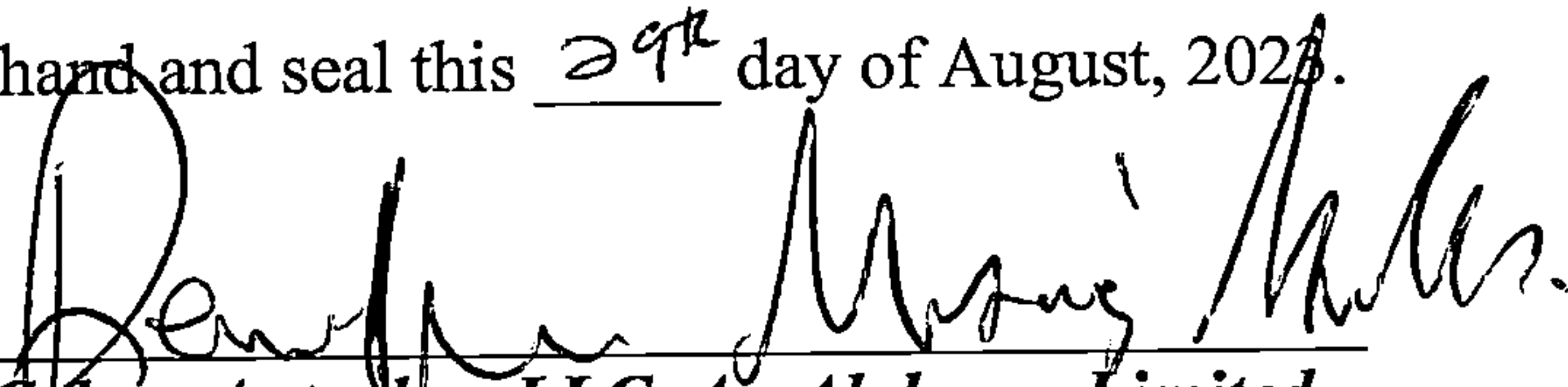
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of August, 2023.

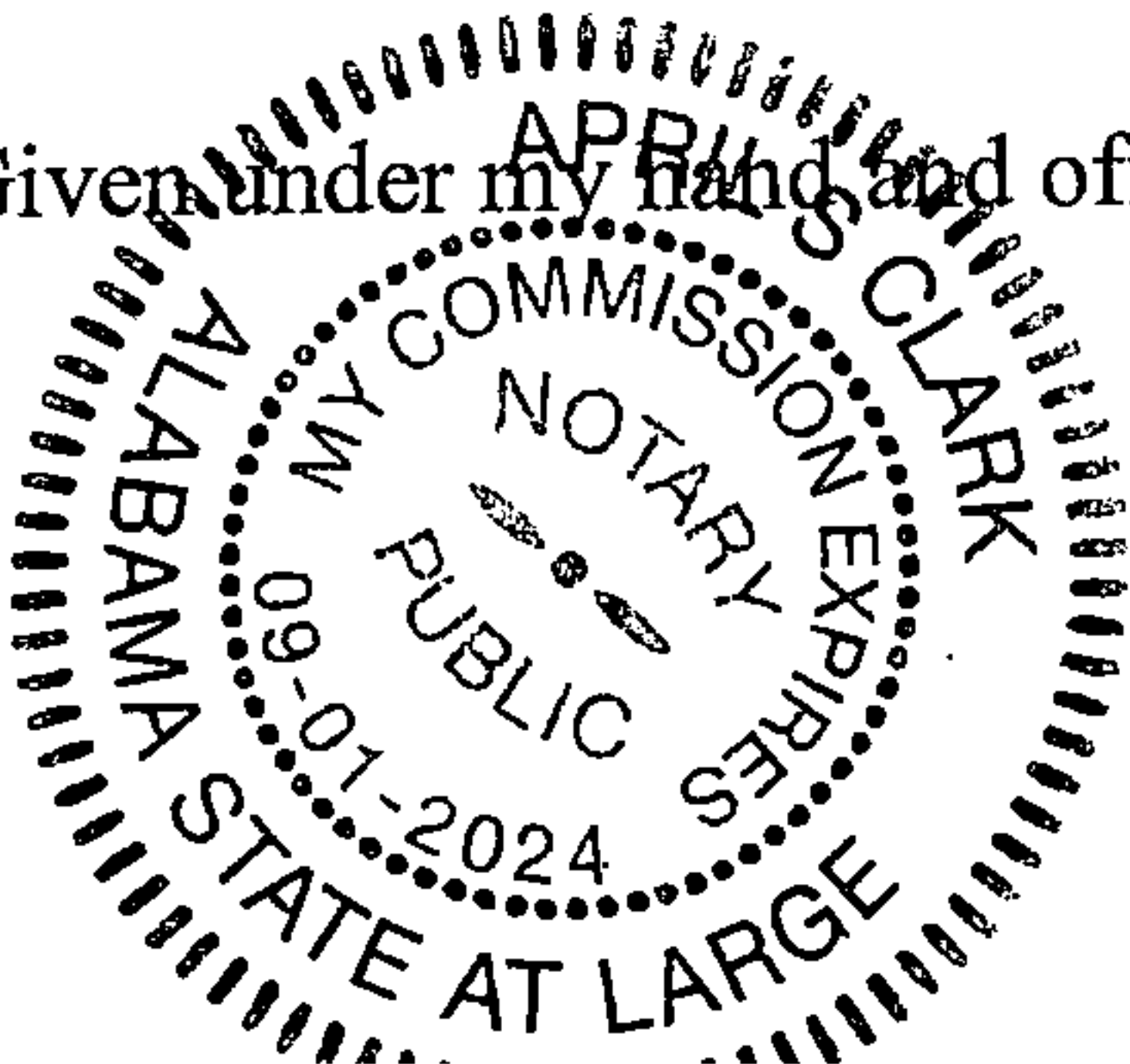

Calera Autoplex, LLC, An Alabama Limited Liability Company.
By: Deninson Torrealba, Managing Member

Shelby County, AL 08/29/2023
State of Alabama
Deed Tax: \$46.00

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Deninson Torrealba as Managing Member of Calera Autoplex, LLC, An Alabama Limited Liability Company***, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2023.




Notary Public
My Commission Expires: 9-1-2024

Real Estate Sales Validation Form

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

Grantor's Name Culera Autoplex
Mailing Address 102 1st St N.
Alabaster AL
35007

Grantee's Name Picksix LLC
Mailing Address 102 1st St N.
Alabaster AL 35007

Property Address 1320 7th
CALEA AL 35040
640 13th
CALEA AL 35040

Date of Sale 8-29-23
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$46,000

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 tax value

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 _____

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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