

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 36051

File No.: S-17-24333

2000 Lay Dam Rd.
Clanton, AL 35045

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Thousand Dollars and No Cents (\$100,000.00), 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, George Washington, 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 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 19 day of September, 2023

George Washington
George Washington

State of Georgia
County of Clayton

I, Latarsha N. Pace, a Notary Public in and for the said County in said State, hereby certify that George Washington, 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 19 day of September, 2023

Latarsha N. Pace
Notary Public, State of GA

My Commission Expires: 3/13/2026

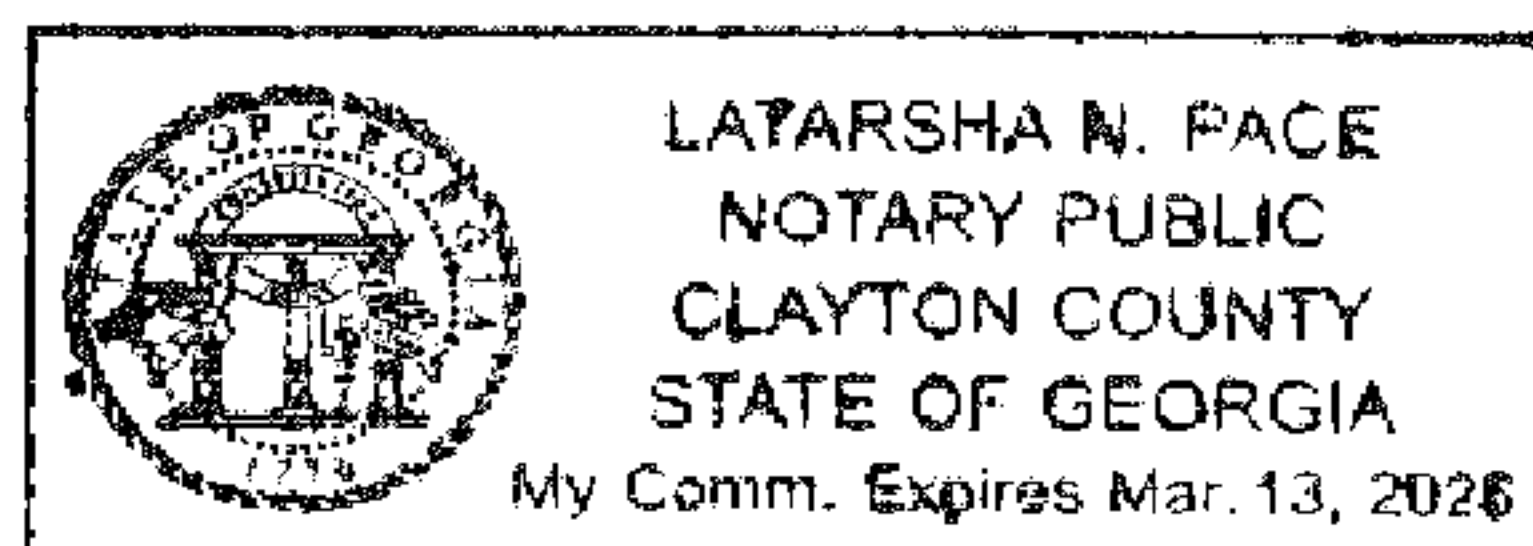


EXHIBIT "A"
LEGAL DESCRIPTION

From the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, run South along the West boundary line of the said NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West, for 210.0 feet; thence turn an angle of 88 degrees 36 minutes to the left and run Easterly 300.00 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 88 degrees 30 minutes to the right and run in a Southerly direction for 100.0 feet; thence turn an angle of 71 degrees 15 minutes to the left and run Southeasterly 159.60 feet; thence turn an angle of 109 degrees 46 minutes to the left and run Northerly 150.0 feet; thence turn an angle of 88 degrees 30 minutes to the left and run Westerly 150.0 feet, more or less, to the point of beginning. This being a part of the NW 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 3 West.

Real Estate Sales Validation Form

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

Grantor's Name	<u>George Washington</u>	Grantee's Name	<u>API Highway 31, LLC</u>
Mailing Address	<u>431 Park Ridge Circle</u>	Mailing Address	<u>2000 Lay Down Rd</u>
	<u>Riverdale GA 30274</u>		<u>Clanton, AL 35045</u>
Property Address	<u>0 Adj Hwy 31</u>	Date of Sale	<u>September 22, 2023</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$100,000.00</u>
		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 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 September 18, 2023

Print George Washington

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2023 02:35:56 PM
\$128.00 JOANN
20230922000284750

Form RT-1



Allen S. Byrd