

Grantor's Name: Statewide Corporation  
Mailing Address: 765 Meeks Road  
Oakland, KY 42159

Grantee's Name: Wildcat Construction, LLC  
Mailing Address: 10450 Hwy 280  
Westover, AL 35147

Property Address: Lots 223, 224, 225, 226, 227 & 228  
Yellow Leaf Farms Resurvey

Date of Sale: September 21, 2023

Total Purchase Price \$300,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value: \$

The purchase price or actual value claimed on this deed 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

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom  
Phelps Dunbar LLP  
2001 Park Place North, Suite 700  
Birmingham, Alabama 35203

Wildcat Construction, LLC  
10450 Hwy 280  
Westover, Alabama 35147

### WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Thousand and 00/100 DOLLARS (\$300,000.00) and other good and valuable consideration to the undersigned Grantor, **Statewide Corporation**, a Kentucky corporation (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **Wildcat Construction, LLC** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 223, 224, 225, 226, 227 and 228, according to the Yellow Leaf Farms Resurvey, as recorded in Map Book 54, Page 76, in the Probate Office of Shelby County, Alabama.

This deed is recorded simultaneously with purchase money mortgage in the amount of \$225,000.00.

#### **SUBJECT TO:**

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2022-271380.
5. Easement granted to Alabama Power Company recorded in Inst. No. 2007-516270.
6. Easements granted to Enviro Systems, LLC recorded in Inst. No. 2022-16450.

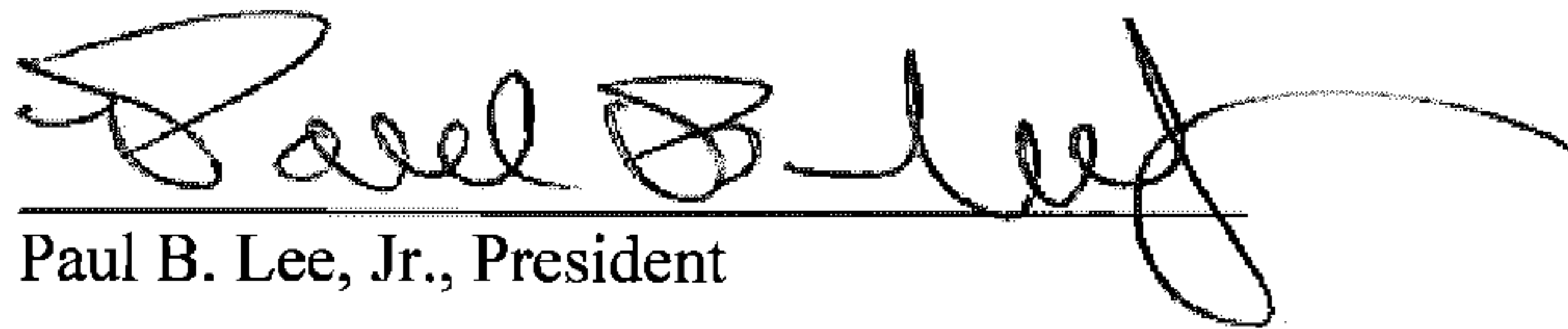
7. Easement recorded in Inst. No. 2022-164140.

**TO HAVE AND TO HOLD**, the above-described property unto Wildcat Construction, LLC, its successors and assigns forever.

And Grantor, does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has caused this conveyance to be executed in its name and, has caused its seal to be hereunto affixed on the 21st day of September, 2023.


**STATEWIDE CORPORATION,**  
a Kentucky corporation

  
Paul B. Lee, Jr., President

STATE OF Kentucky )  
Warren COUNTY )

I, the undersigned Notary Public, in and for said County and State hereby certify that Paul B. Lee, Jr., whose name as President of Statewide Corporation, a Kentucky corporation, 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 President and with full authority, executed the same voluntarily for and as the act of said Statewide Corporation.

Given under my hand and official seal this 21st day of September, 2023.

  
Notary Public  
My Commission Expires: 1-30-27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/25/2023 08:28:37 AM  
\$100.00 JOANN  
20230925000285030

