



20240319000075020 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/19/2024 11:59:06 AM FILED/CERT

This instrument was prepared by:
Beeswax Investment Properties, LLC
P.O. Box 209
Shelby, Alabama 35143

Statutory Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **ONE HUNDRED and 00/100 DOLLARS (\$100.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BEESWAX INVESTMENT PROPERTIES, LLC**, an Alabama limited liability company, (herein referred to as Grantor,) does grant, bargain, sell and convey unto **SHELBY COUNTY, ALABAMA** (herein collectively referred to as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

Begin at a found iron at the Southeast corner of Lot 5B of the Resurvey of Lot 5 and Acreage in Jewell's Subdivision as recorded in Map Book 54, Page 61 in the office of the Judge of Probate in Shelby County, Alabama; Thence proceed North 87° 05' 22" West along the south line of said Lot 5B for 15.02 feet; thence proceed North 00° 02' 20" East for 222.27 feet, said point being on the southerly right of way of Alabama Highway 70; thence proceed South 48° 49' 31" East along said southerly right of way for 19.92 feet to a found spike on the existing westerly right of way of Shelby County Highway 42, an 80 foot wide public right of way; thence proceed South 00° 02' 20" West along said existing westerly right of way for 209.92 feet to the point of beginning.

And as shown on the property plat attached hereto as Exhibit A and incorporated herein as if set out in full.

?>

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.


The grantor herein further covenants and agrees that the purchase price above-stated is in full compensation to it for this conveyance, and hereby releases Shelby County and all of its employees and officers from any and all damages to its remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature, this the 19th day of March 2024.



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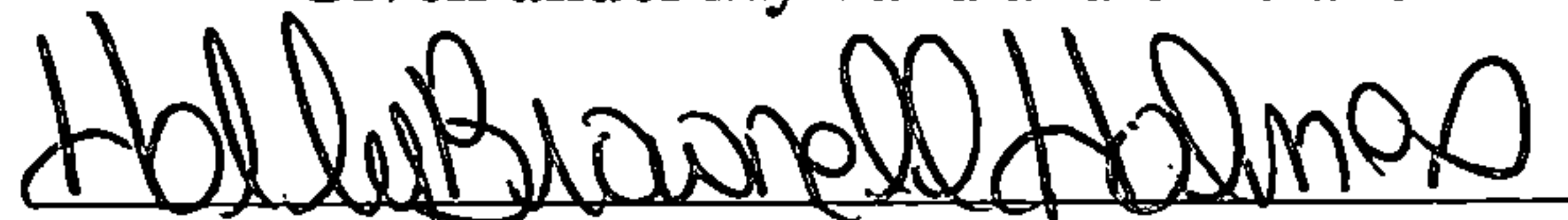
BEESWAX INVESTMENT PROPERTIES, LLC
an Alabama limited liability company

BY: 
Nazma Noorani
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NAZMA NOORANI, whose name as Managing Member of BEESWAX INVESTMENT PROPERTIES, LLC, an Alabama limited liability company, 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, she, as such Managing Member of such company and with proper authority, executed the same voluntarily on the day the same bears date.

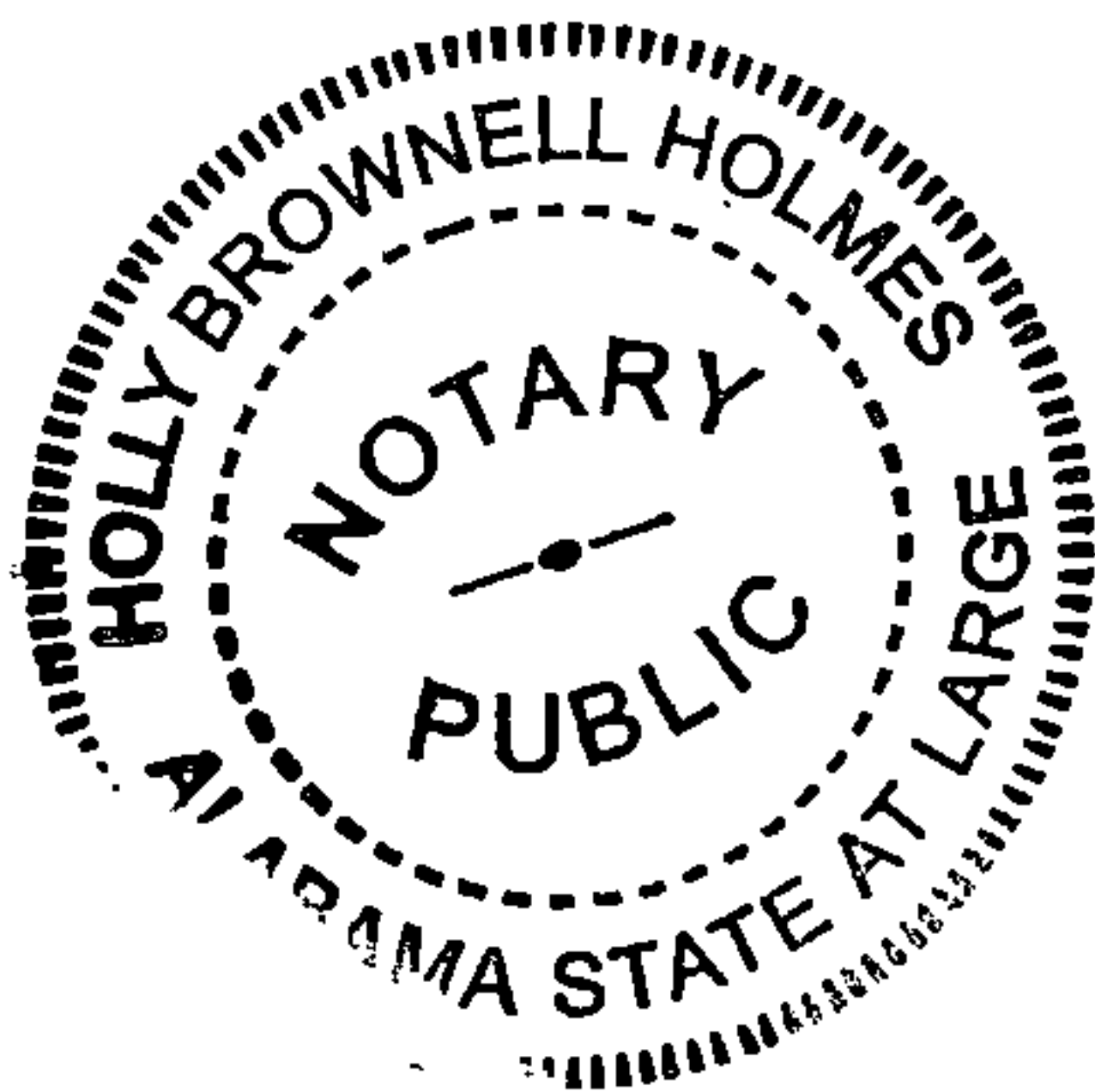
Given under my hand and official seal this 19 day of March, 2024.



NOTARY PUBLIC

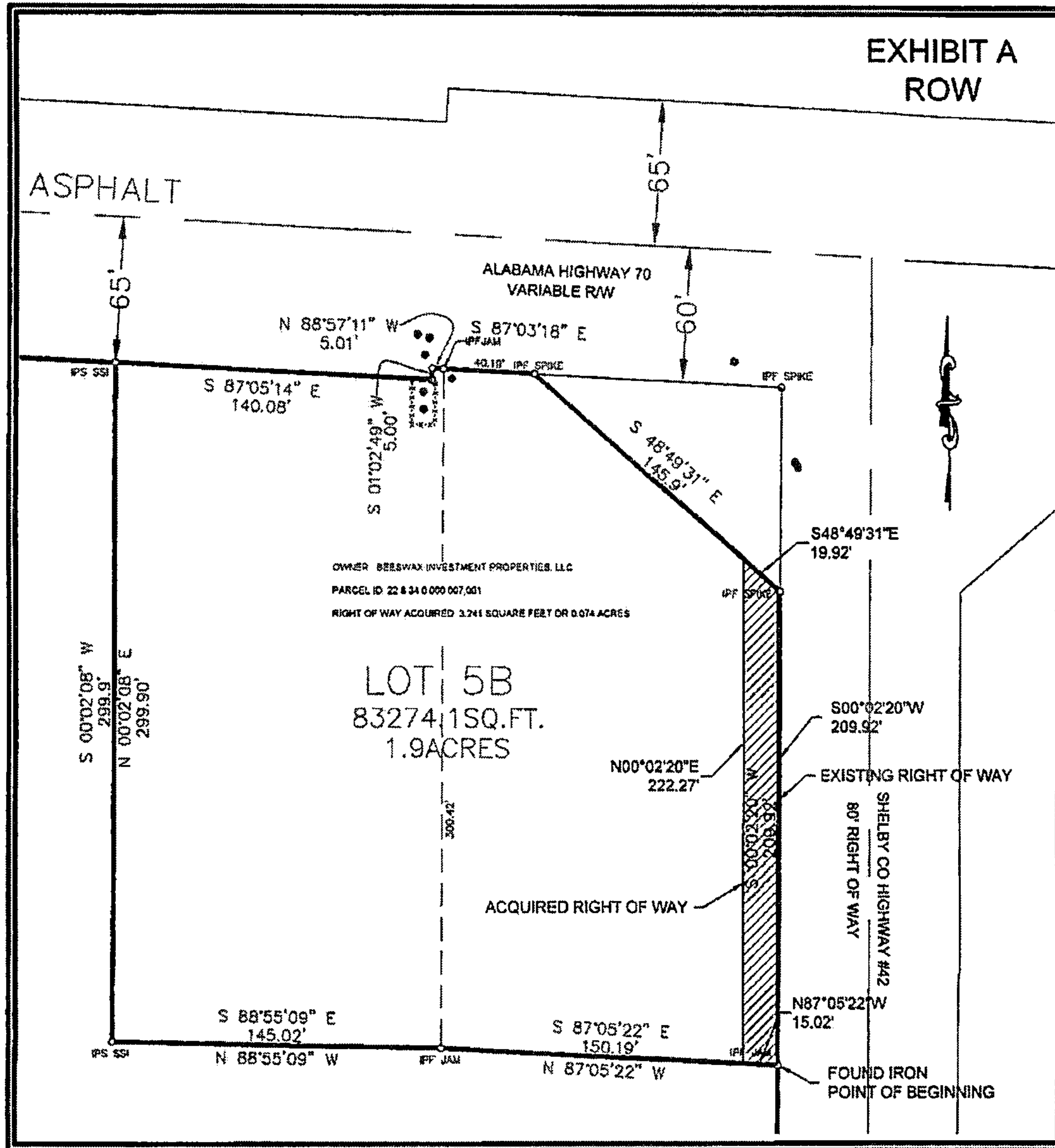
My commission expires:

MY COMMISSION EXPIRES DECEMBER 27 2027





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Real Estate Sales Validation Form

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

Grantor's Name Beeswax Investment popik
Mailing Address P O Box 209
Shelby AL 35143

Grantee's Name Shelby County
Mailing Address _____

Property Address 12 Hwy 42
Culebra AL- 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 14240

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 any.

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

