

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Western REI, LLC  
3360 Davey Allison  
Boulevard  
Bessemer, AL 35023

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Concrete Empire, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Starting at the Northwest corner of the NE 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West, run Easterly along the North boundary line of said NE 1/4 of SE 1/4 a distance of 143.0 feet to a point on the Southwest R/W line of U.S. Highway #31; thence run Southeasterly along said Southwest R/W of said U.S. Highway #31 along a curve to the left a distance of 272.0 feet to an iron marker at a fence, the POINT OF BEGINNING; thence continue along the said R/W of said U.S. Highway #31 along said fence a distance of 125.0 feet to an iron marker at a fence corner; thence turn an angle of 48 degrees 02 minutes to the right and run southerly along a fence a distance of 185.5 feet to an iron marker in said fence; thence turn an angle of 90 degrees 00 minutes to the right and run Westerly a distance of 96.57 feet to an iron marker; thence run an angle of 90 degrees 00 minutes to the right and run Northerly a distance of 272.3 feet to the POINT OF BEGINNING. Said parcel of land lies in the said NE 1/4 of the SE 1/4, Section 12, Township 21, Range 3 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all

and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 25th day of April, 2024.

X \_\_\_\_\_  
**Concrete Empire, LLC**  
 By: **D. Craig Gall**  
 Its: **Managing Member**

STATE OF ALABAMA  
 Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that D. Craig Gall whose name as Managing Member of **Concrete Empire, LLC**, a(n) Alabama Limited Liability Company, 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 Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of April, 2024.

  
 Notary Public

My Commission Expires: 7/13/25

**CHRISTOPHER OWENS**  
 Notary Public, Alabama State at Large  
 My Commission Expires July 13, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-6587

Grantor's Name Concrete Empire, LLC  
 Mailing Address 4228 Kennesaw Drive  
Birmingham, AL 35213

Grantee's Name Western REI, LLC  
 Mailing Address 3360 Davey Allison Boulevard  
Bessemer, AL 35023

Property Address 499 1st Street South  
Alabaster, AL 35007

Date of Sale April 25, 2024  
 Total Purchase Price \$100,000.00  
 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)

☐ 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 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).

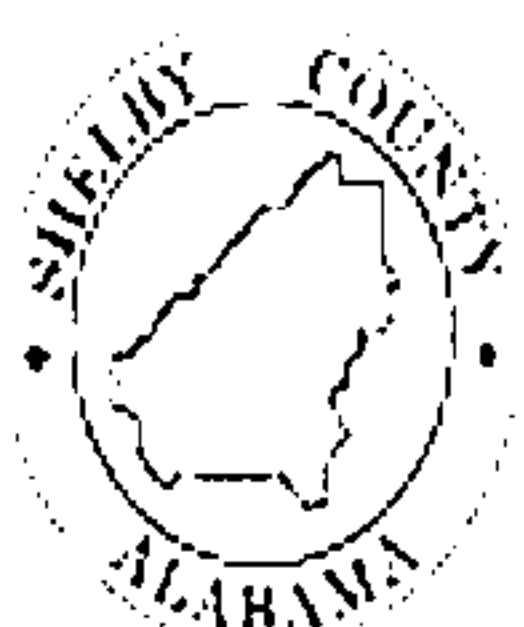
I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 25, 2024

Print: Justin Smitherman

Unattested

Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/25/2024 03:18:57 PM  
 \$128.00 PAYGE  
 20240425000121210

Allie S. Bayl

**Form RT-1**