

20240930000305070 1/3 \$164.00
Shelby Cnty Judge of Probate, AL
09/30/2024 02:17:21 PM FILED/CERT

Shelby County, AL 09/30/2024
State of Alabama
Deed Tax:\$136.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
K and M Aggregates, L.L.C.
140 Legacy Oaks Drive
Montevallo, AL 35118

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty Five Thousand Nine Hundred and NO/100 Dollars (\$135,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Dos Lobos Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **K and M Aggregates, L.L.C., an Alabama limited liability company**, its successors and assigns (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel B, Lot 2, according to the Survey of Zaxby's, as recorded in Map Book 39, Page 143, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

SUBJECT TO and EXCEPT FOR:

1. Ad Valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Encroachment of wood garage on south side of lot as shown on recorded map.
4. Right of way granted to Shelby County recorded in Deed 101, Page 266
5. Title to all minerals not owned by the Grantor, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages.
6. Transmission line permits granted to Alabama Power Company as recorded in Deed 170, Page 265 and Deed 248, Page 881.
7. Rights condemned by Shelby County in the Final Order of Condemnation recorded in Probate Minutes 18, Page 441.
8. Right of way granted to Alabama Power Company recorded in Instrument No. 20050203000056240.

20240930000305070 2/3 \$164.00
Shelby Cnty Judge of Probate, AL
09/30/2024 02:17:21 PM FILED/CERT

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, its successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR'S are 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; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTOR'S will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized members hereunto set its hand and seal this the 27th day of September, 2024.

Dos Lobos Properties, LLC

By: Patrick Corey Bush
Patrick Corey Bush

Its: Member

By: Porter Stewart Mason
Porter Stewart Mason

Its: Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick Corey Bush and Porter Stewart Mason, whose names as Members of Dos Lobos Properties, LLC, an 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, they as such Members and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of September, 2024.

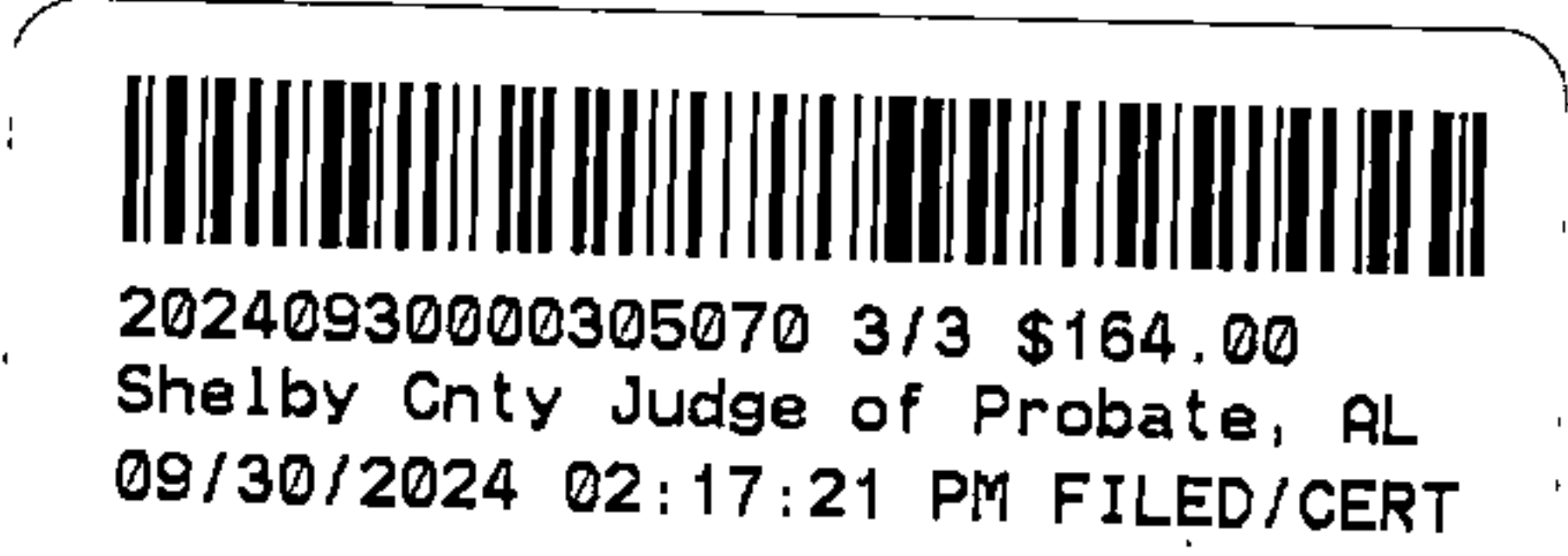
Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name Dos Lobos Properties, LLC
Mailing Address 4232 Caldwell Mill Road
Mountain Brook, AL 35243
Property Address 2 Midrange Lane
Pelham, AL 35124
Grantee's Name K and M Aggregates, L.L.C.
Mailing Address 140 Legacy Oaks Dr.
Montevallo, AL 35118
Date of Sale September 27, 2024



Total Purchase Price \$ 135,900.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Tax Assessor's Market Value
- Deed

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 _____

Dos Lobos Properties, LLC
Print Patrick Corey Bush and Porter Stewart Mason, Members

Unattested

(verified by)

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