

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
C & K Property Rentals LLC
P.O. Box 291
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **WATTS AUTO DIESEL SERVICE, INC.** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **C & K PROPERTY RENTALS LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

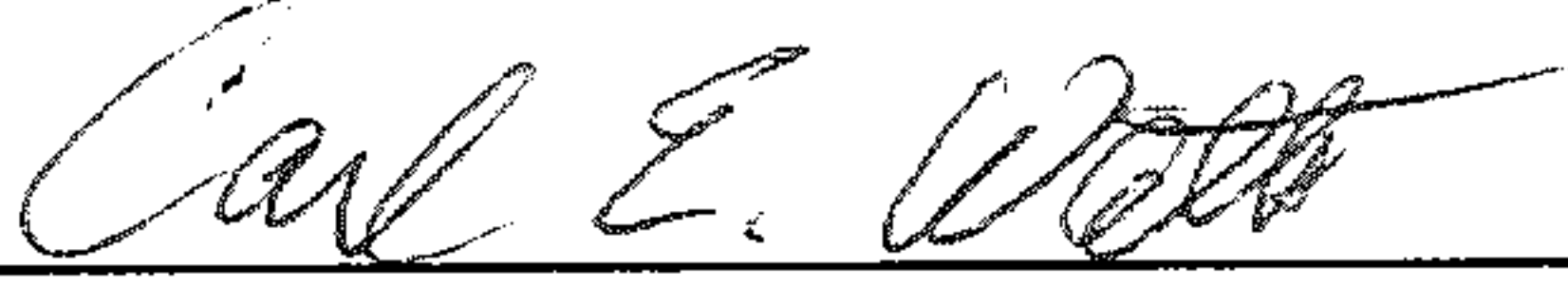
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

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

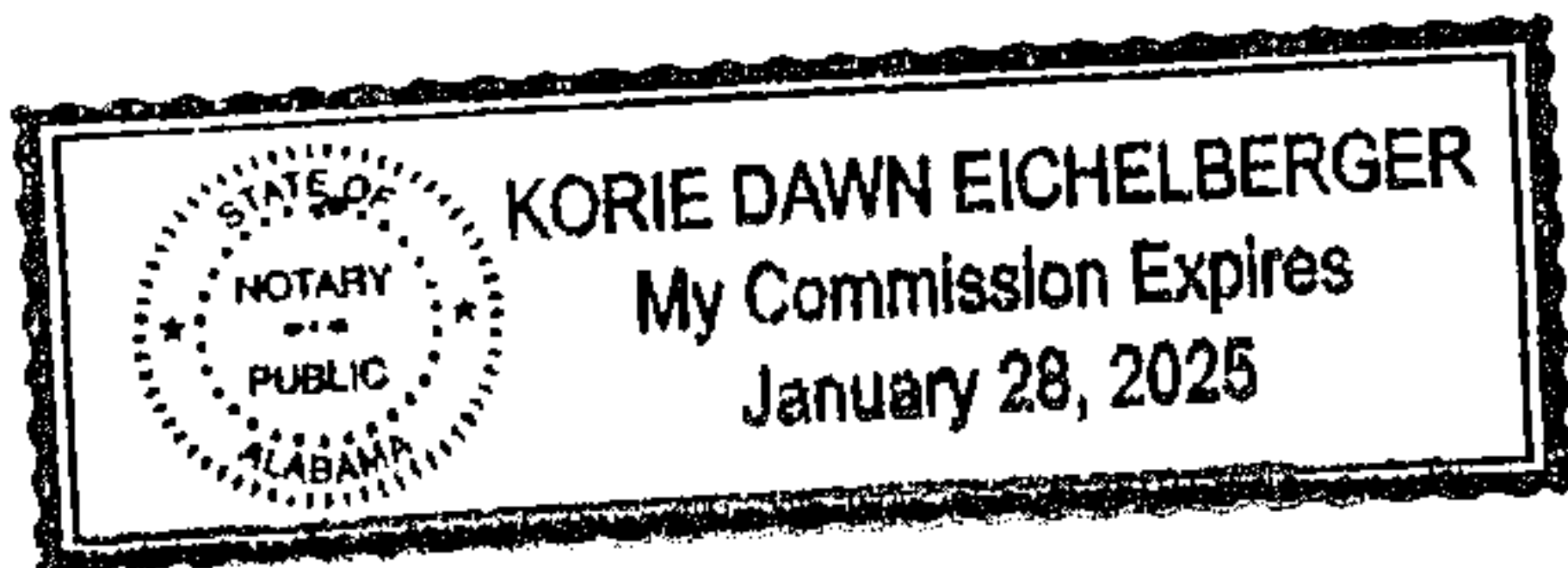
In Witness Whereof, the said Grantor, by Carl E. Watts, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal this 14th day of November, 2024.

WATTS AUTO DIESEL SERVICE, INC.

BY: CARL E. WATTS, ITS: PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl E. Watts**, whose name as **President of Watts Auto Diesel Service, Inc.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of November, 2024.




Notary Public
My Commission Expires: 01/28/2025

EXHIBIT A

Legal Description of Property

PARCEL I:

The Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of said Section 14 and run North 1 degree 46 minutes West along the west line of said Section 14, a distance of 25.8 feet to the north right of way line of Shelby County Highway #12; thence run east along said right of way line a distance of 426.3 feet to the point of beginning; thence continue last course a distance of 180.0 feet; thence run North 0 degrees 38 minutes West a distance of 565.8 feet to an iron pin; thence run west a distance of 180.0 feet; thence run South 1 degree 46 minutes East a distance of 565.8 feet to point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of said Section 14 and run North 1 degree 46 minutes West along the west line of Section 14, a distance of 25.8 feet to the north right of way line of Shelby County Highway #12, to the point of beginning; thence continue last course a distance of 565.8 feet to an iron pin; thence run East a distance of 437.5 feet; thence run South 1 degree 46 minutes East a distance of 565.8 feet to point on the north right of way line of Shelby County Highway #12; thence run West along the said right of way line a distance of 426.3 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Watts Auto Diesel Service Inc	Grantee's Name	C&K Property Rentals LLC
Mailing Address	P.O. Box 291 Alabaster, AL 35007	Mailing Address	P.O. Box 291 Alabaster, AL 35007
Property Address	1985 Butler Road Alabaster, AL 35007	Date of Sale	11.14.24
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	570,250.00

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	X Other
Closing Statement	Tax Assessed Value Under
	Parcel 23-6-14-3-002-015.000

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 12:47:27 PM
\$598.50 BRITTANI
20250102000001290

Alvin S. Bayl