

Send Tax Notice To:
Showtime Properties, LLC
171 Big Rock Drive
Calera, Alabama 35040

This instrument was prepared by:
DARGIN PROPERTIES, LLC
1255 8th Avenue
Calera, Alabama 35040



20250312000074500 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
03/12/2025 01:29:50 PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DARGIN PROPERTIES, LLC**, an Alabama limited liability company, (herein referred to as Grantor,) does grant, bargain, sell and convey unto **SHOWTIME PROPERTIES, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

See attached *Exhibit A* for legal description, said exhibit attached hereto and incorporated herein as if set out in full

Subject to:

1. General and special taxes or assessments for 2025 and subsequent years not yet due and payable;
2. Any mining or mineral rights, leased, granted or retained by current or prior owners;
3. Any and all other encumbrance, easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its heirs 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.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature, this the 5th day of March 2025.

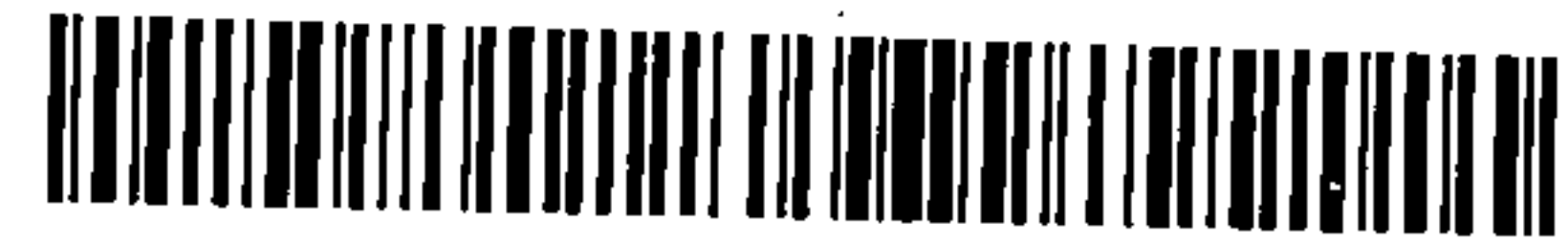
DARGIN PROPERTIES, LLC

BY: _____

Randy Goodwin
Randy Goodwin
Its: Managing Member

Shelby County, AL 03/12/2025
State of Alabama
Deed Tax: \$60.00


STATE OF ALABAMA)
COUNTY OF SHELBY)



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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RANDY GOODWIN, whose name as Managing Member of DARGIN 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, he, 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 5th day of March, 2025.



NOTARY PUBLIC

My commission expires: 5-13-2027



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Exhibit "A"

Begin where the Spring Branch Gravel Road intersects the West line of the E 1/2 of the E 1/2 of Section 18, Township 22, Range 2 West; thence run Southeasterly along the North side of the Spring Branch Road 800 feet for a point of beginning; thence North and parallel with West line of the E 1/2 of the E 1/2 of said Section 18, 1320 feet; thence Southeasterly and parallel with or following the curvature of the Spring Gravel Road 700 feet thence South and parallel with West line of the E 1/2 of the E 1/2 of Section 18, to the North side of the Spring Branch Gravel Road; thence Northwesterly along the North side of the Spring Branch Gravel Road 700 feet to the point of beginning.

Being Situated in Shelby County, Alabama.

RG

Real Estate Sales Validation Form

20250312000074500 4/4 \$91.00
Shelby Cnty Judge of Probate, AL
03/12/2025 01:29:50 PM FILED/CERT

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

Grantor's Name Dargin Properties, LLC
Mailing Address 1255 8th Avenue
Calera, Alabama 35040

Grantee's Name Showtime Properties, LLC
Mailing Address 171 Big Rock Drive
Calera, Alabama 35040

Property Address 11+/- acres Hwy 16
Calera, Alabama 35040
Parcel 28-4-18-0-000-012.000

Date of Sale March 5, 2025
Total Purchase Price \$ 60,000.00
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 3-5-2025

Print Randy Goodwin

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1