

This Instrument was Prepared by:

Send Tax Notice To: API Alabaster, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mamie Fitts, a single woman and Jerome Fitts, a married man, and Ruby Curry Fitts, a single woman, Cynthia E. Hope, a single woman and Sharon Rodgers, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **API Alabaster, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

Begin at Northeast corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, running South on 40 line 240 feet; thence West 630 feet to point of beginning; thence run South 210 feet; turn West and run 210 feet; turn North and run 210 feet; turn East and run 210 feet to point of beginning.

Property may be subject to taxes for 2024 and subsequent years. all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Mamie Fitts, Jerome Fitts, Cynthia E. Hop and Sharon Rodgers are the heirs at law of William J. Fitts, having died on December 24, 2020.

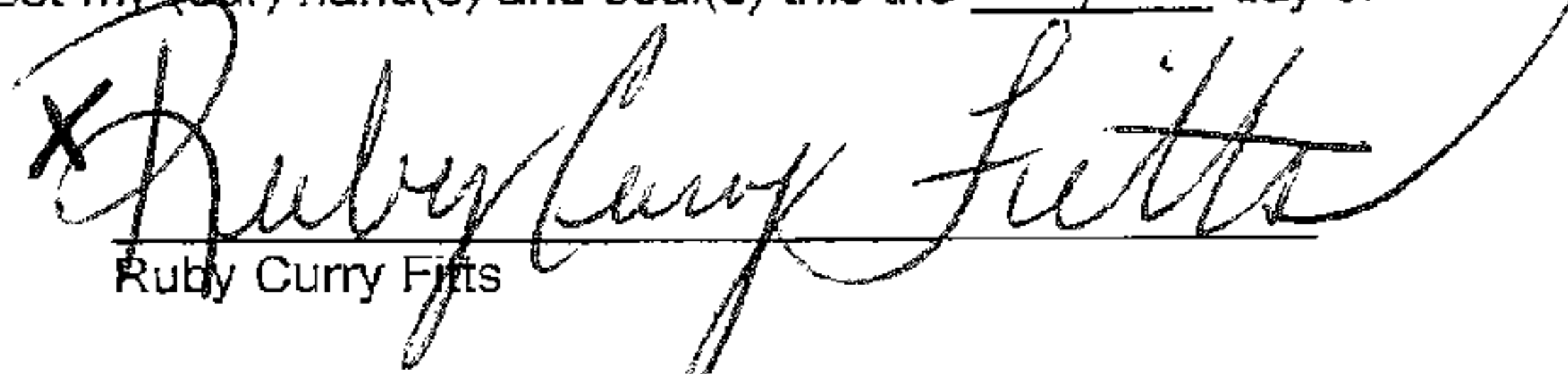
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of

August, 2024.



Ruby Curry Fitts

State of Alabama

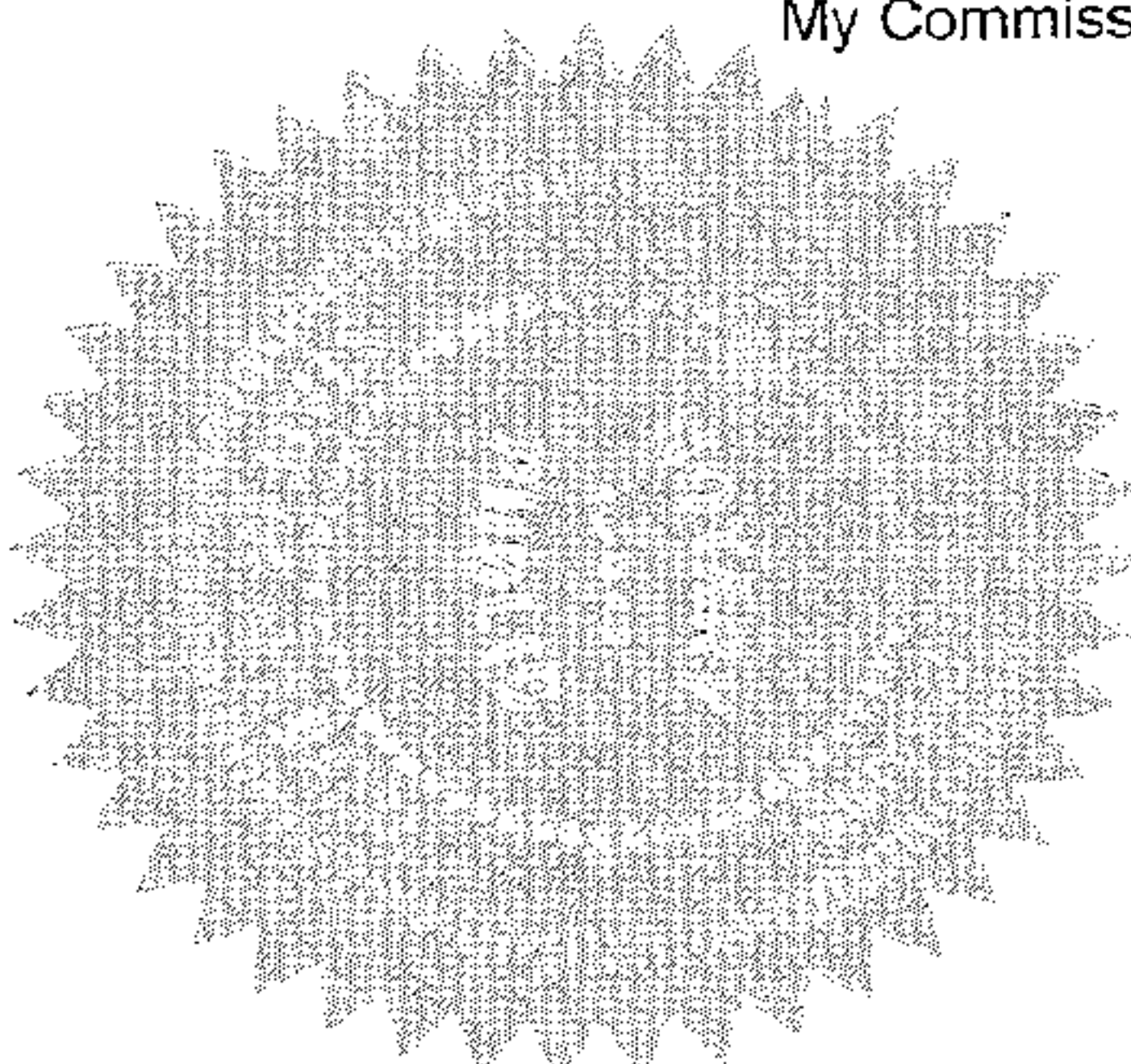
County of Jefferson

I, Dorothy Renee' Atkins, a Notary Public in and for the said County in said State, hereby certify that Ruby Curry Fitts, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2024


Notary Public, State of Alabama

My Commission Expires: 04/22/2025



Mamie Fitts
Mamie Fitts

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Mamie Fitts**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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

April Clark
Notary Public
My Commission Expires: 9-1-2024

Jerome Fitts
Jerome Fitts

STATE OF Alabama
COUNTY OF Snell)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jerome Fitts**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Aug, 2024.

Aysel Clark
Notary Public
My Commission Expires: 9-1-2030

Cynthia E. Hope
Cynthia E. Hope

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Cynthia E. Hope**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of Aug, 2024.

Apul Clark
Notary Public
My Commission Expires: 9-1-2024

Sharon F Rodgers
Sharon Rodgers

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Sharon Rodgers**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Aug, 2024.

April Clark
Notary Public
My Commission Expires: 9-1-2024

Real Estate Sales Validation Form

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

Grantor's Name	<u>FITTS</u>	Grantee's Name	<u>API Alabaster, LLC</u>
Mailing Address	<u>1905 15th Ter. N.</u> <u>Birmingham 171</u>	Mailing Address	<u>2000 Laydams Rd</u> <u>Clinton, AL 35045</u>
Property Address	<u>0 7th Court SE</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>August 30, 2024</u>
		Total Purchase Price	<u>\$275,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 8-30-24

Print Mamie Fitts

 Unattested

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

 (verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2025 12:09:12 PM
\$315.00 JOANN
20250327000092130



Form RT-1

Allen S. Bayl