

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

Send Tax Notice To:
APEX Remediation, LLC
1119 Sylacauga Fayetteville Hwy Ste B
Sylacauga, AL 35151



20250523000158160 1/3 \$178.00
Shelby Cnty Judge of Probate, AL
05/23/2025 11:05:08 AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty Thousand and No/100 Dollars, (\$150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Martha Acker and husband, Danny Acker** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **APEX Remediation, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), it successors and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

PARCEL I

A parcel of land in the Southeast of the Southwest of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows: From the Northeast corner of the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 1,015.9 feet to the point of beginning of herein described lot, thence turn 76 degrees, 44 minutes, 07 seconds right and turn 230.87 feet to a point on the Northerly boundary of US Highway No. 280 (300 foot right of way); thence turn 132 degrees, 08 minutes, left and run 273 feet to the Southeast corner of the southeast quarter of Southwest quarter of said Section 1, thence turn 124 degrees, 36 minutes, 6 seconds left and run 208.00 feet back to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land in the Southeast quarter of the Southwest quarter of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama described as follows: From the Northeast corner of the Southeast quarter of Southwest quarter of Section 1, Township 20 South, Range 2 East, run thence South along the East boundary of said Southeast quarter of Southwest quarter a distance of 390.51 feet to the point of beginning of herein described lot, thence continue along said course a distance of 625.39 feet, thence turn 76 degrees, 44 minutes, 07 seconds right and run 230.87 feet to a point on the Northerly boundary of US Highway No. 280 (300 feet right of way), thence turn 47 degrees, 52 minutes right and run 214.18 feet along said highway boundary to a concrete monument Highway Station 1301+50, thence turn 50 degrees, 54 minutes, 18 seconds right and run 112.87 feet along a flair back to a concrete monument on the Easterly boundary of County Highway No. 475, thence turn 47 degrees, 11 minutes, 20 seconds right and run 604.40 feet along said County Highway boundary to the point of beginning of herein described lot, being situated in Shelby County, Alabama.

Shelby County, AL 05/23/2025
State of Alabama
Deed Tax: \$150.00



20250523000158160 2/3 \$178.00
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Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations 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, successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS' 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 said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators 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 GRANTORS have hereunto set their hand and seal this the 16th day of May, 2025.

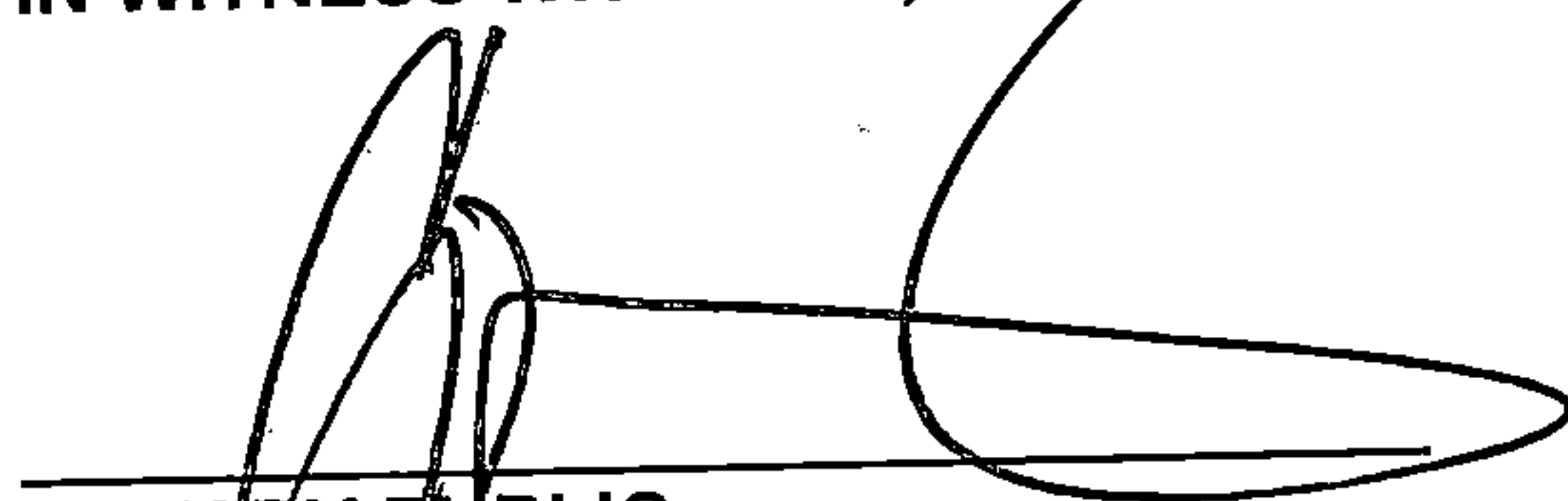

Martha Acker


Danny Acker

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martha Acker and husband, Danny Acker whose names are 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of May, 2025.


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 Martha Acker and
Danny Acker
Mailing Address 1299 Legacy Dr
Birmingham, AL 35242

Grantee's Name APEX Remediation, LLC
Mailing Address 1119 Sylacauga Fayetteville Hwy Ste B
Sylacauga, AL 35151

Property Address 1832 Highway 280
Harpersville, AL 35048

Date of Sale May 16, 2025

Total Purchase Price \$ 150,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20250523000158160 3/3 \$178.00
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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/ Assessor's Appraised Value

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

5/16/2025

Print Martha Acker and Danny Acker

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)