

This Instrument was Prepared by:

Send Tax Notice To: API Highway 31, LLC

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

2000 Lay Dam Rd
Clanton AL 35045

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, 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, **Mattie Battle, a single woman and Stanley Abernathy, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **API Highway 31, LLC, a Delaware limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 13th day of February, 2023.

Mattie Battle
Mattie Battle

State of New York

County of Kings

I, Classie Dockery, a Notary Public in and for the said County in said State, hereby certify that Mattie Battle, 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 13th day of February, 2023.

Classie Dockery
Notary Public, State of New York

My Commission Expires: 12-01-2024

CLASSIE DOCKERY
COMMISSIONER OF DEEDS
City of New York - No. 212903
Qualified in Kings County
Commission Expires December 1, 2024

Stanley Abernathy
Stanley Abernathy

STATE OF New Jersey
COUNTY OF Union

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley Abernathy, whose name 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, /heshe executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2023

Bermann Joseph
Notary Public
My Commission Expires 9/1/2024

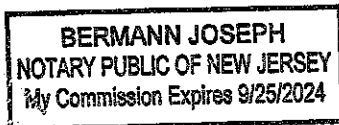


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West; running South 1 degrees and 45 seconds East 210 feet; thence East parallel with said 40 line 525 feet to point of beginning; running in a Southerly direction parallel with said 40 line 465 feet; thence in an Easterly direction parallel with said 40 line on the North 150 feet; thence in a Northerly direction parallel with said 40 line on the West 465 feet; thence in a Westerly direction parallel with said 40 line on the North 150 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Fayette Hicks by deed recorded in Deed Book 203, Page 161, in Probate Office of Shelby County, Alabama, being more particularly described as follows: Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 seconds East 210 feet; thence East parallel with said 40-line 525 feet; thence South and parallel with said 40 line 255 feet to point of beginning; thence run South 210 feet; thence run East 75 feet; thence run North 210 feet; thence run West 75 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Amos Booker and wife, Ella Bell Booker, by Deed Book 250, Page 818, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degrees 45 seconds East 210 feet; thence run East parallel with the South line of said 1/4-1/4 Section 525 feet; run thence South parallel with the East line of said 1/4-1/4 Section 160 feet to the point of beginning of the parcel herein described; thence continue South parallel with the East line of 1/4-1/4 Section 50 feet; thence run East, parallel with the South line of the 1/4-1/4 Section 75 feet; thence run North parallel with the East line of the said 1/4-1/4 Section 50 feet; thence run West, parallel with the South line of 1/4-1/4 Section, 75 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Johnny Brown and Celestine Brown, by Deed Book 345, Page 712, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, running South 1 degree 45 seconds East 210 feet; thence East parallel with the North line of said 1/4 - 1/4 Section 600 feet to the point of beginning; thence continue East parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Southerly direction parallel with the East line of said 1/4 - 1/4 Section 255 feet; thence run in a Westerly direction parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Northerly direction parallel to the East line of said 1/4 - 1/4 Section 255 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Charlie Hale and wife, Rosalie Hale, by Deed Book 208, Page 364, being more particularly described as follows:

Beginning at the NW corner of NW 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 525 feet; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in an Easterly direction and parallel with said 40 line 75 feet to point of beginning; thence in a Southerly direction and parallel with said 40 line 210 feet; thence in an Easterly direction and parallel with said 40 line 75 feet; thence in a Northerly direction and parallel with said 40 line 210 feet; thence in a Westerly direction parallel with said forty line 75 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Mattie Battle	Grantee's Name	API Highway 31, LLC
Mailing Address	<u>152 Monroe St</u> <u>Bklyn, NY 11216</u>	Mailing Address	<u>2000 Lay Dam Rd</u> <u>Clanton AL 35045</u>
Property Address	<u>120 MB</u> <u>416 Buttercup Cir.</u> <u>Alabaster, AL 35007</u>	Date of Sale	February 08, 2023
		Total Purchase Price	\$160,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 February 08, 2023

Unattested


(verified by)

Print Mattie Battle

Sign


(Grantor/Grantee/Owner/Agent) circle one