


STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 11/05/2015  
State of Alabama  
Deed Tax: \$188.00

  
20151105000385180 1/2 \$205.00  
Shelby Cnty Judge of Probate, AL  
11/05/2015 11:01:39 AM FILED/CERT

**STATUTORY WARRANTY DEED**

THIS INDENTURE, made this 20th day of October, 2015, between **All For E, LLC**, a limited liability company, hereinafter referred to as "Grantor", and **SE Ewing Avenue Properties, LLC**, a limited liability company, hereinafter referred to as "Grantee",

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, the following described real estate, to-wit:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama and run thence West along the South line of said quarter-quarter line a distance of 116.31 feet to a point on the West right of way line of Shelby County Highway No. 87; thence run northerly along said right of way line a distance of 1502.32 feet to a point; thence run south 89 degrees 47 minutes 30 seconds West a distance of 570.00 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 190.00 feet to a found rebar corner; thence run North 01 degree 11 minutes 33 seconds West a distance of 212.51 feet to a found rebar corner set on the centerline of a forty foot wide access easement; thence run North 89 degrees 47 minutes 30 seconds east along said centerline of said, forty foot easement a distance of 190.00 feet to a found rebar corner in gravel; thence run South 01 degree 11 minutes 33 seconds East 7a distance of 212.50 feet to the point of beginning.

This property is conveyed subject to the following:

1. Ad valorem taxes accruing after October 1, 2015.
2. Any prior reservation of minerals, mineral and mining rights, although no reservation by Grantor herein is intended.
3. Right of way to Shelby County recorded in Deed Book 244, page 129, and Deed Book 239, page 237, Probate Office, Shelby County, Alabama.
4. Restrictions as recorded in Real Volume 136, page 619, Probate Office, Shelby County, Alabama.
5. Easement to Alabama Power Company for electric transmission lines recorded in Real Volume 149, page 41, Probate Office, Shelby County, Alabama.
6. Rights of others to the use of the gravel drive shown on the survey of Steve Allen, dated May 3, 2006.

TO HAVE AND TO HOLD the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, and unto Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its duly authorized officer on the day and date first above written.

**All For E, LLC**, a limited liability company


  
\_\_\_\_\_  
Michael Silinsky, its Managing Member

STATE OF ALABAMA

COUNTY OF ETOWAH

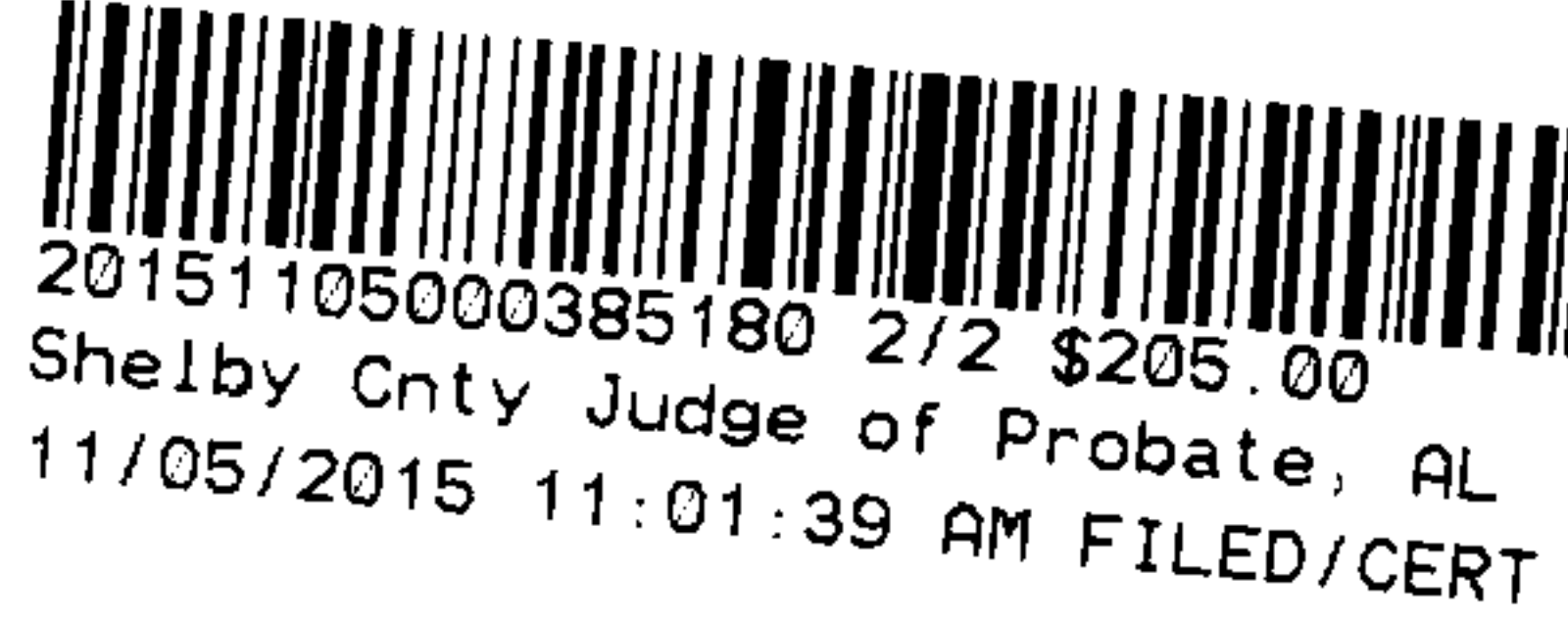
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Silinsky, whose name as Managing Member of **All For E, LLC**, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand, this the 20th day of October, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

JAMES C. INZER, III, Attorney at Law  
Inzer, Haney, McWhorter & Haney, LLC  
235 Broad Street  
Gadsden, AL 35901  
(256) 546-1656



Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor Mailing Address:

125 Hickory Street  
Malene, AL 35114

Grantee Mailing Address:

P. O. Box 494  
Gadsden, AL 35902

Date of Sale: October 20, 2015

Property Address:

2061 New Venture Way  
Alabaster, AL 35007

Total Valuation: \$273,540.00 (per settlement statement)