

THIS INSTRUMENT PREPARED BY:  
GRANT H. HOWARD, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Southern Wings Real Estate Holdings, LLC  
2105 Old Montgomery Highway, Ste 001  
Pelham, AL 35124

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Six Thousand Eight Hundred Eighty-Seven and 17/100 (\$186,887.17) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kerry R. Nivens, a married individual, Betty S. Owen, a single individual, and Lewis E. Atchison, Sr. And Sarah H. Atchison, Trustees under the Atchison Living Trust dated July 16, 2013,** (hereinafter referred to as GRANTORS), whose address is P.O. Box 362, Columbiana, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Southern Wings Real Estate Holdings, LLC,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1-C of a Final Plat for Atchison's Resurvey No. 3, as recorded in Map Book 53 page 72, being a resurvey of Lot 1, Atchison Commercial Development as recorded in Map Book 39 page 70 in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: Lot 1-C Atchison Commercial Development, Chelsea, AL 35043

Betty S. Owen is the surviving grantee in that certain deed recorded in Instrument 20131114000448420 in the Probate Office of Shelby County, Alabama; the other grantee, Frank I. Owen, Sr., is deceased, having died on or about December 24, 2013.

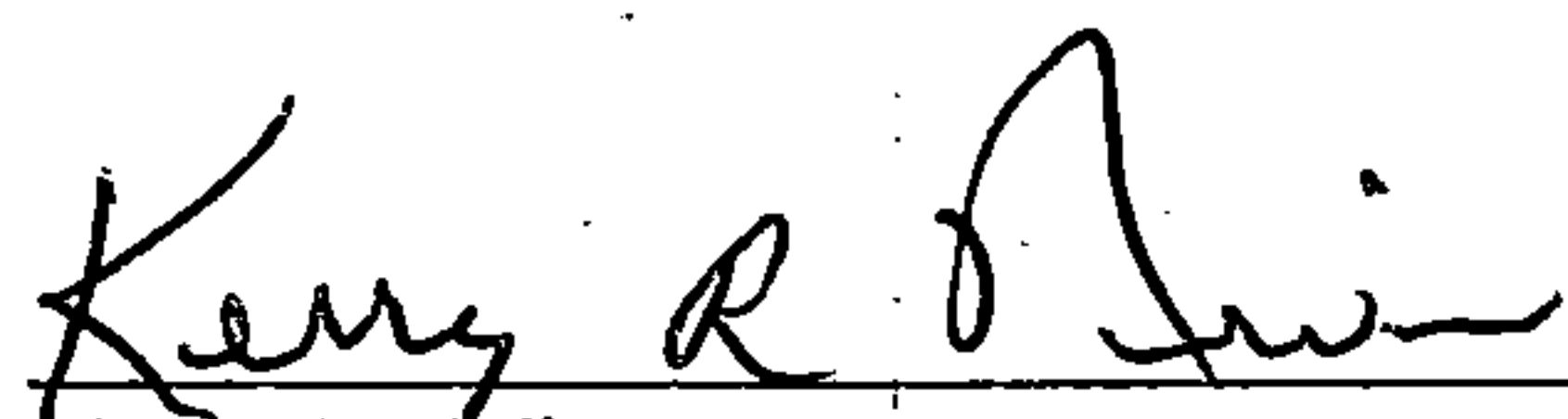
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

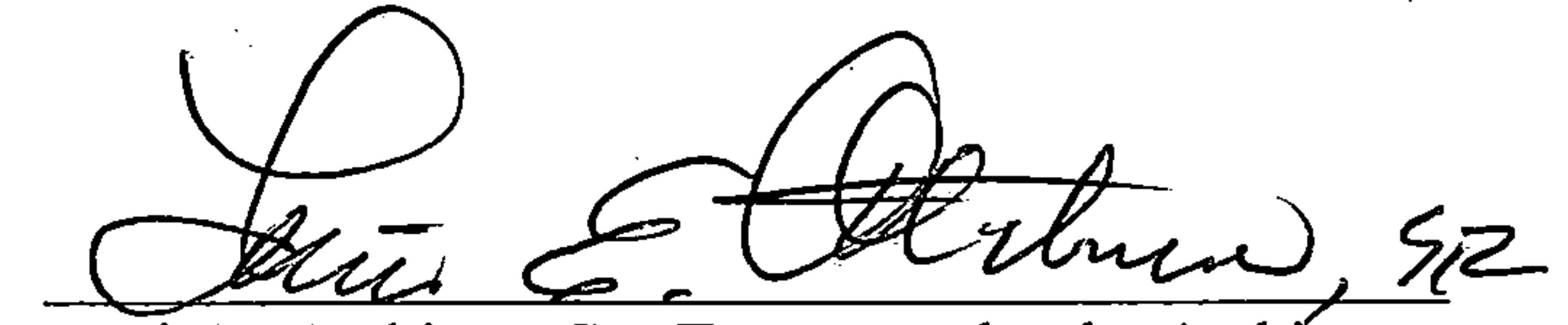
Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

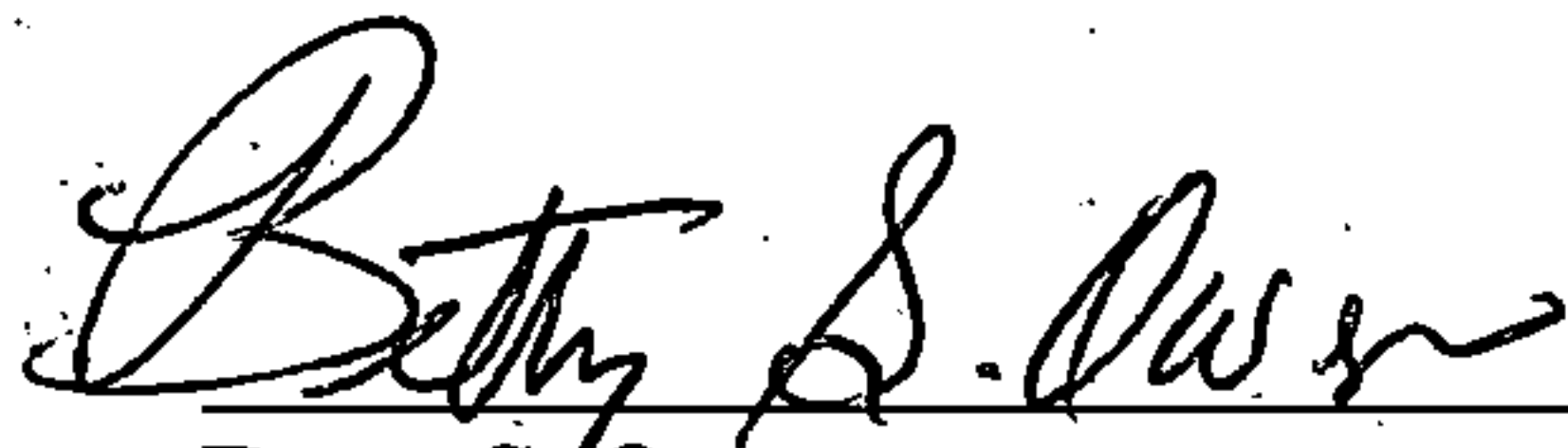
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

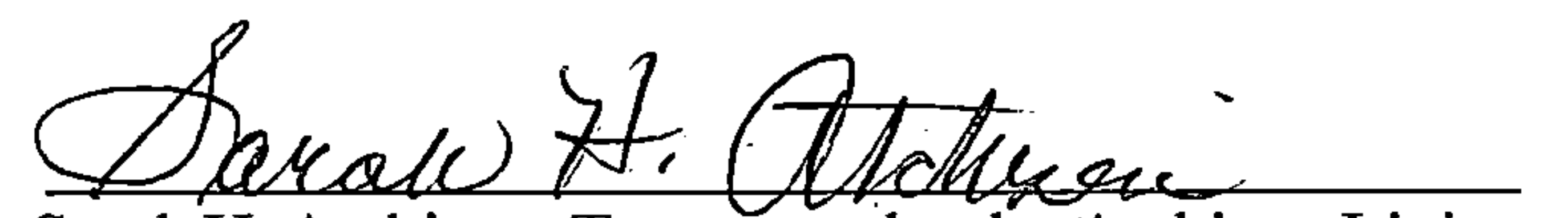
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of December, 2020.


  
Kerry R. Nivens

  
Lewis E. Atchison, Sr., Trustee under the Atchison Living Trust dated July 16, 2013

  
Betty S. Owen

  
Sarah H. Atchison, Trustee under the Atchison Living Trust dated July 16, 2013

Shelby County, AL 12/29/2020  
State of Alabama  
Deed Tax: \$187.00

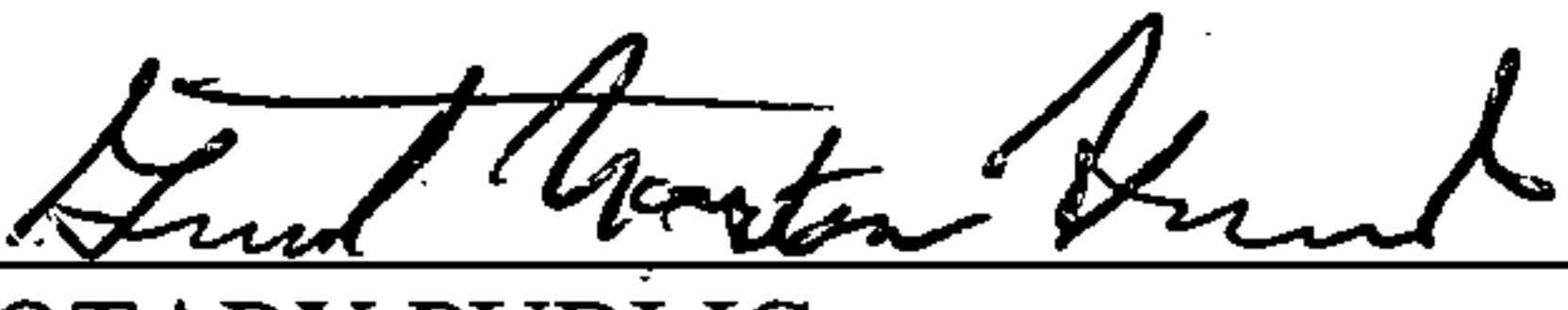
  
20201229000595210 1/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
12/29/2020 08:58:56 AM FILED/CERT



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kerry R. Nivens, a married individual, 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 Instrument, he signed his name voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 3/01/2021

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty S. Owen, a single individual, 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 Instrument, she signed her name voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 3/01/2021

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lewis E. Atchison, Sr. And Sarah H. Atchison, whose names as Trustees under the Atchison Living Trust, dated July 16, 2013, 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, as such Trustees and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 3/01/2021

