

STATE OF ALABAMA *
 *
SHELBY COUNTY *

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Seventy Thousand and NO/100 (\$270,000.00) Dollars and other good and valuable considerations to the undersigned **SUE SPEEGLE KILGORE A MARRIED WOMAN, WHOSE MAILING ADDRESS IS 1295 HUGHES ROAD, COLUMBIANA, ALABAMA 35051**, herein referred to as Grantor, in hand paid by **GOODFELLAS HOLDINGS, LLC, WHOSE MAILING ADDRESS IS 10450 HIGHWAY 280, WESTOVER, ALABAMA 35147**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama:

From the Southeast Corner of the Northwest ¼ of the Northeast ¼ of Section 27, Township 19 South, Range 1 East, run north along the east line of said ¼ - ¼ a distance of 595.79 feet to the north right of way line of Highway 280; thence left 109 degrees 20 minutes 48 seconds along the north right of way line of said highway a distance of 853.65 feet to the point of beginning; thence continue in a straight line a distance of 220.54 feet; thence right 125 degrees 42 minutes 22 seconds a distance of 134.32 feet; thence right 22 degrees 40 minutes 00 seconds a distance of 52.57 feet; thence right 12 degrees 31 minutes 12 seconds a distance of 99.91 feet; thence right 38 degrees 14 minutes 54 seconds a distance of 58.34 feet; thence right 90 degrees 00 minutes 00 seconds to the north right of way line of Highway 280 a distance of 159.00 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated March 13, 1989.

Deed Reference: Real Book 273 at Page 01.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

The property conveyed herein does not constitute any part or portion of the homestead of the grantor or her spouse.


Property Address: 10508 Highway 280, Westover, Alabama 35147
Total Purchase Price: \$270,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the Grantees and the successors and assigns of Grantee, forever, together with any and all remainder or reversion interest therein.

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

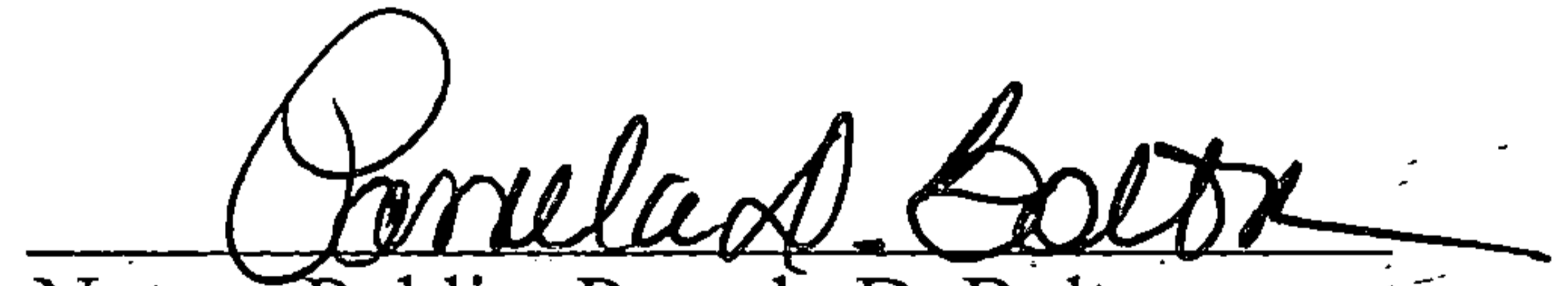
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 29th day of March, 2021.


Sue Speegle Kilgore

STATE OF ALABAMA §
 §
TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Sue Speegle Kilgore, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2021.


Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
POST OFFICE BOX 2129
SYLACAUGA, ALABAMA 35150
45.3990