

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236



20211103000532520 1/3 \$253.00  
Shelby Cnty Judge of Probate, AL  
11/03/2021 10:18:21 AM FILED/CERT

PLEASE SEND TAX NOTICE TO:  
ROYAL INVESTMENTS GROUP, LLC  
3054 ARBOR BEND  
HOOVER, ALABAMA 35244

## CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Shelby County, AL 11/03/2021  
State of Alabama  
Deed Tax:\$225.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00)** to the undersigned GRANTOR, **MUTUAL SAVINGS CREDIT UNION**, a corporation.(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **ROYAL INVESTMENTS GROUP, LLC**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, and being more particularly described as follows:  
Commence at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of above said section, township, and range; thence South 00 degrees 00 minutes 00 seconds West, a distance of 333.69 feet to the POINT OF BEGINNING; thence South 00 degrees 11 minutes 38 seconds West, a distance of 333.48 feet; thence North 89 degrees 18 minutes 16 seconds East, a distance of 159.35 feet to a point on the westerly R.O.W. line of U.S. Highway #31; thence South 21 degrees 19 minutes 14 seconds East and along said R.O.W. line, a distance of 528.77 feet to a point; said point being the beginning of a non-tangent curve to the right, having a radius of 1,382.65 feet, a central angle of 02 degrees 56 minutes 55 seconds and subtended by a chord which bears South 20 degrees 07 minutes 46 seconds East, and a chord distance of 71.15 feet; thence along the arc of said curve and said R.O.W. line, a distance of 71.16 feet; thence South 73 degrees 38 minutes 17 seconds West, and leaving said R.O.W. line, a distance of 392.79 feet; thence North 87 degrees 44 minutes 47 seconds West, a distance of 642.75 feet; thence North 01 degrees 00 minutes 50 seconds East, a distance of 968.14 feet; thence North 89 degrees 14 minutes 26 seconds East, a distance of 627.11 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated December 28, 2004.

### LESS AND EXCEPT:

A parcel of land located in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:  
Commence at the Northeast corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence in a Southerly direction along the Easterly line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 333.69 feet; thence 00 degrees 03 minutes 01 seconds right in a Southerly direction a distance of 333.53 feet to the point of beginning; thence continue along the last described course, a distance of 315.02 feet to the beginning of a curve to the left having a radius of 150.00 feet and a central angle of 22 degrees 06 minutes 25 seconds; thence left in a Southeasterly direction along the arc of said curve a distance of 57.88 feet to the beginning of a curve to the left having a radius of 25.00 feet and central angle of 95 degrees 01 minutes 10 seconds; thence left in a Southeasterly and Northeasterly direction along the arc of said curve a distance of 41.46 feet to the beginning of a curve to the right having a radius of 137.50 feet and a central angle of 10 degrees 42 minutes 14 seconds; thence right in a Northeasterly direction along the arc of said curve a distance of 25.60 feet to the end of said curve; thence continue in a Northeasterly direction along a line tangent from said curve a distance of 222.22 feet to a point on the Southwesterly ROW line of U.S. Highway Number 31; thence an Interior angle to the right from the last described course of 88 degrees 16 minutes 59 seconds in a Northwesterly direction and along said Southwesterly Right-of-Way line a distance of 323.92 feet; thence an interior angle to the right from the last described course of 110 degrees 37 minutes 30 seconds in a Westerly direction a distance of 159.35 feet to the point of beginning.





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SUBJECT TO:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Easements, restrictions and setback lines as shown on recorded map.
3. Any part of the Land lying within the right of way of a public road.
4. Any part of the Land lying with a railroad right of way.
5. Rights of interested parties under outstanding unrecorded leases.
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 589 and Deed Book 247, Page 839.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **PRESIDENT / CEO, KENDALL SPEED**, who is authorized to execute this conveyance, has hereto set its signature and seal this 1ST day of NOVEMBER, 2021.

**MUTUAL SAVINGS CREDIT UNION**

BY: 

AS: **PRESIDENT / CEO**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **KENDALL SPEED**, whose name as **PRESIDENT / CEO** of **MUTUAL SAVINGS CREDIT UNION**, a corporation, 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 he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 1ST day of NOVEMBER, 2021.



NOTARY PUBLIC

My Commission Expires: 10/31/2023

Grantor's Name:  
MUTUAL SAVINGS CREDIT UNION  
Mailing Address:  
P. O. Box 362045  
Birmingham, AL 35236

Property Address:  
approx 1.43 acres on 7232 Hwy 31  
Calera, AL 35040

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statements

Grantee's name:  
ROYAL INVESTMENTS GROUP LLC  
Mailing Address:  
3054 Arbor Bend  
Hoover, AL 35244



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Date of Sale: November 1, 2021  
Total Purchase Price: \$225,000.00  
or  
Actual Value  
or  
Assessor's Market Value

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_