This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 Send Tax Notice To: Avadian Credit Union 1 Riverchase Pkwy South Hoover, AL 35244

## CORPORATION STATUTORY WARRANTY DEED

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Nine Hundred Seventeen Thousand Five Hundred Dollars and No Cents (\$917,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, One Call Alabama, LLC, an Alabama Limited Liability Company, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Avadian Credit Union, an Alabama state-chartered credit union or their assigns, (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

This conveyance is subject to outstanding ad valorem taxes, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$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, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of March, 2022.

ONE CALL ALABAMA LLC

By Lofi Krauss

Managing Member

Given under my hand and official seal this the 9th day of March, 2022.

Notary Public, State of Alabama

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My Commission Expires: 9/1/2024

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 1 degree 25 minutes 4 seconds East a distance of 294.16 feet to the point of beginning; thence continue along the last described course a distance of 204.85 feet; thence North 89 degrees 56 minutes 19 seconds West a distance of 473.71 feet to the Easterly right of way of U.S. Highway #31; thence North 26 degrees 10 minutes 26 seconds East along said right of way a distance of 368.50 feet to the point of beginning.

Together with Ingress, Egress, Utility and Drainage Easement described as follows:
Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3
West, Shelby County, Alabama; thence South 1 degrees 25 minutes 4 seconds East a distance of 294.16
feet; thence continue along the last described course a distance of 204.85 feet; thence North 89 degrees
56 minutes 19 seconds West a distance of 473.71 feet to the Easterly right of way of U.S. Highway #31;
thence North 26 degrees 10 minutes 26 seconds East along said right of way a distance of 227.04 feet to
the point of beginning of an ingress, egress, utility, and drainage easement; thence North 89 degrees 55
minutes 9 seconds to the East and leaving said right of way a distance of 62.59 feet to a point on a curve
to the left having a central angle of 34 degrees 06 minutes 03 seconds and a radius of 100.00 feet, said
curve subtended by a chord bearing North 47 degrees 20 minutes 25 seconds West and a chord distance
of 58.64 feet; thence along the arc of said curve a distance of 59.52 feet to the Easterly right of way of
said Highway #31; thence South 26 degrees 10 minutes 26 seconds West along said right of way a
distance of 44.33 feet to the 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 Mailing Address	One Call Alabama, LLC 2723 Pelham Pkway		Avadian Credit Union  1 Riverchase Pkwy South
	Pelham, AL 35124		Hoover, AL 35244
Property Address	2723 Pelham Pkwy. Pelham, AL 35124	Total Purchase Price or	March 09, 2022 \$917,500.00
		Actual Value or	
		Assessor's Market Value	<u></u>
The purchase price or actual value claimed on this form car one) (Recordation of documentary evidence is not required Bill of Sale  Bill of Sale Sales Contract Closing Statement			ng documentary evidence: (check
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
l 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 <u>March 07, 20</u>	22	Print One Call Alaba	ma, LLC
Unattested		Sign(	
Of Ju	ed and Recorded (Verified by) ficial Public Records dge of Probate, Shelby County Alabama, County erk	(Grantor/C	Grantee/Owner/Agenty circle one

Shelby County, AL 03/11/2022 02:35:08 PM

**\$945.50 CHERRY** 

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