

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
County of Shelby } Know All Men by These Presents:

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 Lori Krauss
Managing Member

State of Alabama
County of _____ Shelby _____

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Lori Krauss as Managing Member of One Call Alabama, LLC, an Alabama 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

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

April Clark
Notary Public, State of Alabama
My Commission Expires: 9/1/2024

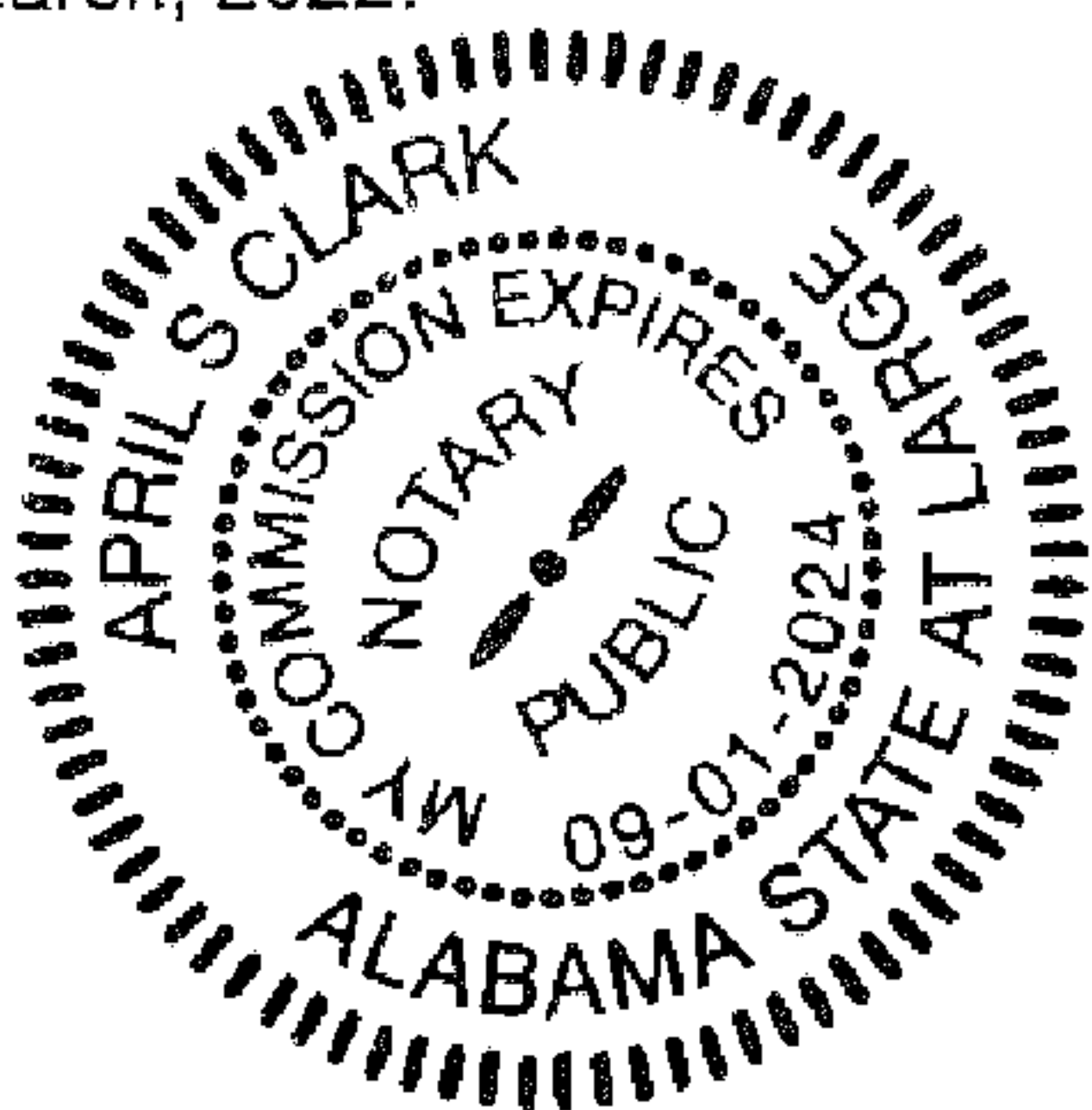


EXHIBIT "A"
LEGAL DESCRIPTION

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 227.04 feet; thence North 89 degrees 55 minutes 9 seconds East and leaving 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.

