

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3395

Mancha Hardscapes LLC.
337 Timberview Trl
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety Nine Thousand and Nine Hundred Dollars and 00/100 Dollars (\$299,900.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Nicholas Lawrence James, an unmarried man** whose mailing address is: 38900 Co Rd 39 Bay Minette, AL 36507; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mancha Hardscapes LLC, and Alabama Limited Liability Company** whose mailing address 337 Timberview Trail Chelsea AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 1231 Highway 99, Shelby, AL 35143 to wit:

Parcel 1:

Commence at the Southwest corner of the Northwest¹/₄ of the Northwest¹/₄ of Section 9, Township 24 North, Range 15 East; thence run North along the West line of said ¹/₄-¹/₄ for 589.21 feet; thence 92°43'40" right run 109.09 feet to the point of beginning; thence continue last described course for 352.94 feet to the Westerly right of way of Shelby County Highway #99; thence 78°21'36" right run Southeasterly along said right of way for 180.0 feet; thence 101°38'24" right run West for 388.87 feet; thence 89°46'36" right run 176.30 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel 2:

Commence at the Southwest corner of the Northwest¹/₄ of the Northwest ¹/₄ of Section 9, Township 24 North, Range 15 East; thence run North along West line of said ¹/₄-¹/₄ section a distance of 412.91 feet to the point of beginning; thence continue along said West line a distance of 176.30 feet to a point; thence 92°43'40" right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said ¹/₄-¹/₄section 176.30 feet to a point; thence 92°43'40" right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said ¹/₄-¹/₄section 176.30 feet to a point; thence run Westerly to the point of beginning. Situated in Shelby County, Alabama.

Parcel 3:

Commence at the NW corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00°00'19"West a distance of 452.06 feet to the point of beginning; thence continue along the last described course a distance of 293.88 feet; thence South 87°13'16" East, a distance of 313.92 feet; thence North 08°54'46"West a distance of 300.00 feet; thence North 84°29'54"West, a distance of 268.28 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$239,200.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of October, 2022.

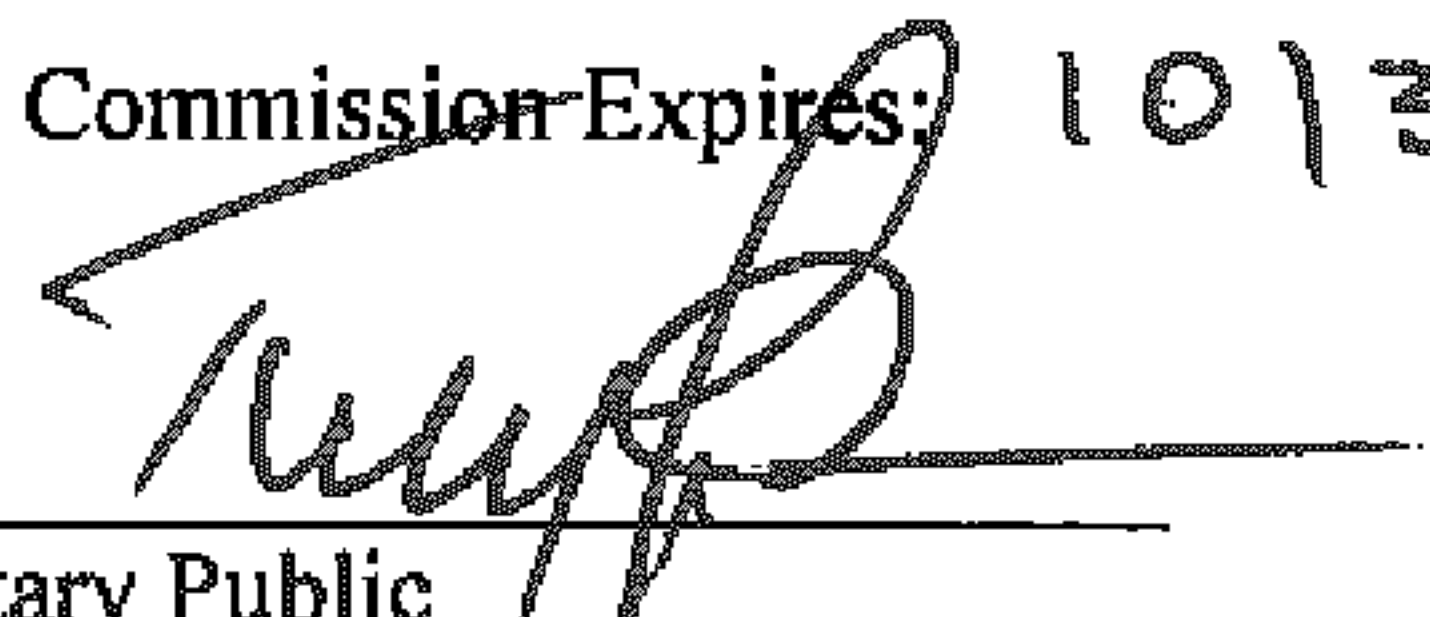

Nicholas Lawrence James

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Nicholas Lawrence James** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 6th day of October, 2022.

My Commission Expires: 10/31/2024


Notary Public
(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 08:10:35 AM
\$86.00 PAYGE
20221010000383950

Alvin S. Bayl

