

Send Tax Notice to:
Five Star Investments, LLC
400 Castlebridge Circle
Birmingham, Alabama 35242

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-23-8124

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **O'Brien Homes, LLC, a Limited Liability Company (herein referred to as "Grantor,"** whether one or more), whose mailing address is

4844 Heritage Hills Way, Vestavia, Alabama 35242

by **Five Star Investments, LLC (herein referred to as "Grantee"),** whose mailing address is

400 Castlebridge Circle, Birmingham, Alabama 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **911 Belcher Drive, Pelham, AL 35124,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 5 day of April, 2023.

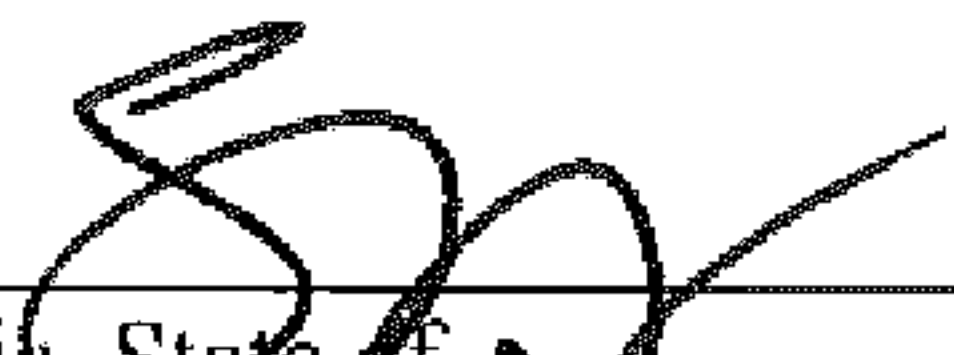
O'Brien Homes, LLC, a Limited Liability Company

By: 
James O'Brien, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James O'Brien**, whose name as **Member of O'Brien Homes, LLC**, a 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of **O'Brien Homes, LLC**, on the day the same bears date.

Given under my hand and official seal this 5 day of April, 2023.


Notary Public, State of Alabama
My Commission Expires: 11-3-24

SHAMI S. MALONE
Notary Public, Alabama State at Large
My Commission Expires Nov 3, 2024

EXHIBIT A

Property 1:

Al that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, thence in a Northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 523.48 feet; thence 123 degrees 58 minutes right, in a Southeasterly direction a distance of 107.92 feet to the point of beginning, thence continue along last described course, a distance of 100.50 feet; thence 95 degrees 42 minutes 30 seconds left, in a Northeasterly direction, a distance of 310.86 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 100.0 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 300.87 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2023 12:08:35 PM
\$278.00 JOANN
20230405000095030

Allie S. Boyd