

This instrument was prepared by:
BETHANY H. SNEED
Harrison & Gammons, PC
2430 L & N Drive, Huntsville, AL 35801
(256) 533-7711 *TL-23-18253 (Wilsonville, Alabama)*

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **SUNSET PROPERTIES, L.L.C., an Alabama limited liability company (the herein "Grantor")**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by **THE BROADWAY GROUP, LLC, an Alabama limited liability company (the herein "Grantee")**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC, an Alabama limited liability company**, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 31, Township 20 South, Range 2 East; thence run Southerly along the West line thereof for 419.11 feet to the point of beginning; thence continue last described course for 200.00; thence 75 deg. 08 min. 48 sec. left run Southeasterly for 312.20 feet to the Westerly R/W of Alabama State Highway #25; thence 83 deg. 25 min. 58 sec. left run Northeasterly along said R/W for 200.18 feet thence 97 deg. 23 min. 20 sec. left run Northwesterly for 386.70 feet to the point of beginning. Situated in Shelby County, Alabama.

Source of Title: Instrument No. 20200826000373550

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **THE BROADWAY GROUP, LLC**, and unto its successors and assigns forever.

AND THE UNDERSIGNED, Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **THE BROADWAY GROUP, LLC**, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has a good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2023, and subsequent years; and further excepting any easements, rights of way or restrictions pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama.

The purchase price or actual value claimed can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
 _____ Sales Contract
 X Closing Statement
 _____ Appraisal
 _____ Other _____

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 184 Stonegate Drive, Birmingham, Alabama 35242
 Grantee's Address: 216 Westside Square, Huntsville, Alabama 35801
 Property Address: 31259 AL-25, Wilsonville, Alabama 35186
 Purchase Price: \$85,000.00

The undersigned Grantor does hereby attest, to the best of Grantor's knowledge and belief that the above information is true and accurate. The undersigned Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, the undersigned has executed these presents on this the 14 day of August, 2023.

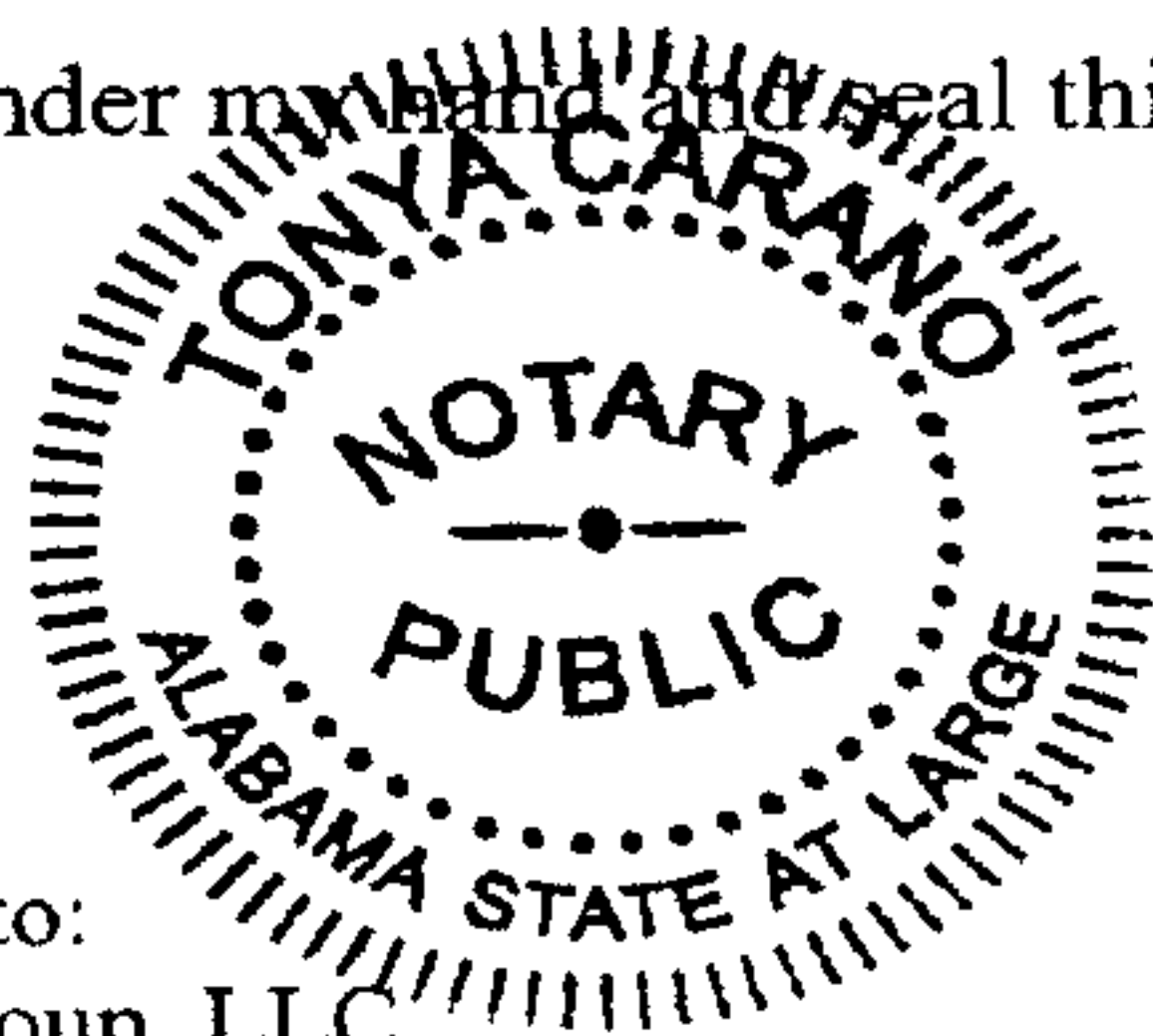
SUNSET PROPERTIES, L.L.C, an Alabama limited liability company

By: Earsey Brian Skelton, Sole Member (SEAL)
Earsey Brian Skelton, Sole Member

STATE OF ALABAMA)
)
Madison COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **EARSEY BRIAN SKELTON** whose name as **SOLE MEMBER** of **SUNSET PROPERTIES, L.L.C, 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 conveyance, he, as such sole member, and with full authority, executed the same voluntarily for and as the authorized act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 14 day of August, 2023.



Tonya Carano
Notary Public Tonya Carano
My Commission Expires: 9/6/2026

Sent Tax Notices to:
The Broadway Group, LLC
216 Westside Square
Huntsville, AL 35801



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 08/17/2023 02:44:43 PM
 \$26.00 JOANN
 20230817000248670

Allen S. Boyd