

20141002000310080

10/02/2014 03:53:45 PM

DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Joanne Headrick

2719 Alderem Lake Dr.
Vestavia, AL 35243

Corporation Form Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$625,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Sivirt, LLC, a Limited Liability Company, whose mailing address is 20574 W Canyon Dr Buckeye AZ 85396 (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 JoAnne Headrick, whose mailing address is 2719 Alderem Lake Dr. Vestavia AL 35243 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Multiple Parcels, Columbiana, AL 35051; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

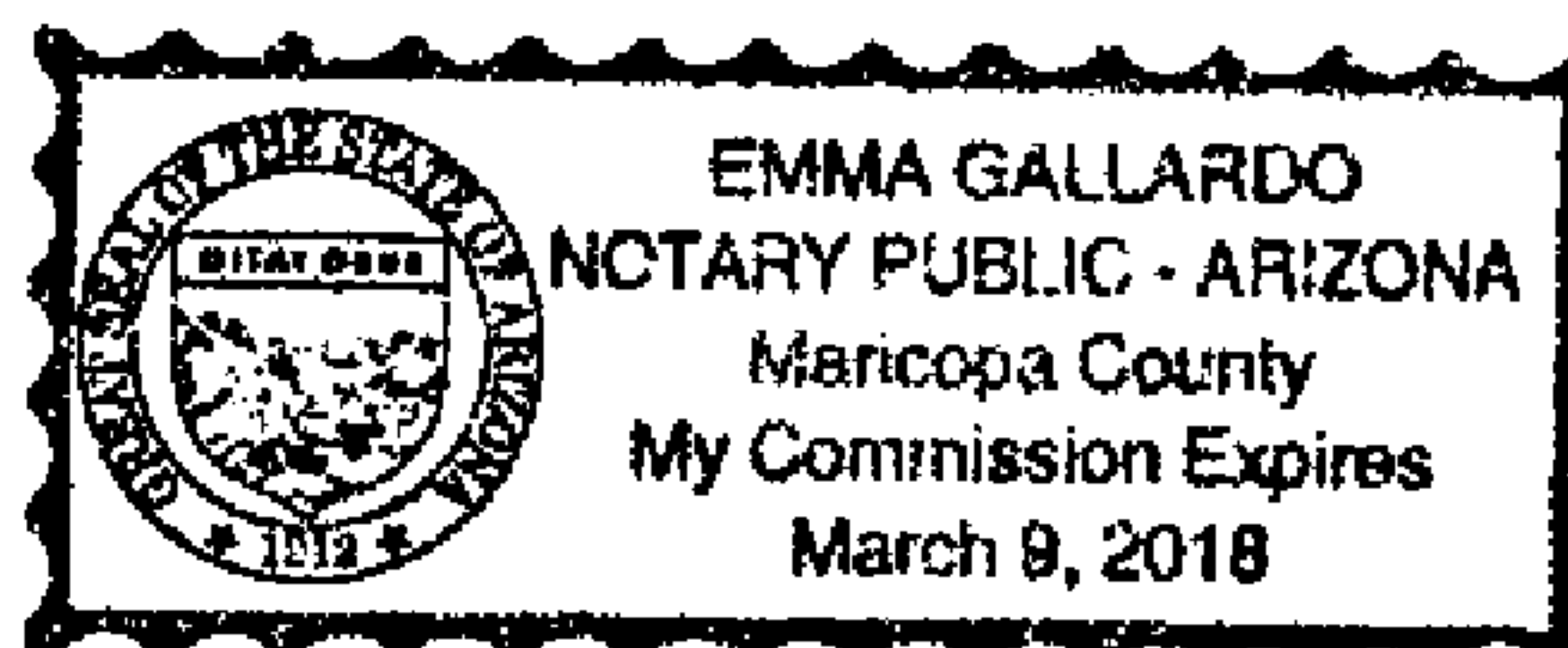
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons

Note: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Member, _____ who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of September, 2014.



Sivirt, LLC

BY: [Signature]
David W. Bland
Member

By: [Signature]
Suzanne W. Bland
Member

State of Alabama
County

I, The Undersigned, a notary for said County and in said State, hereby certify that David W. Bland and Suzanne W. Bland, whose name as the Members of Sivirt, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 1st day of September, 2014.

[Signature]
Notary Public

S14-1169HUD

My Commission Expires March 9, 2018

EXHIBIT "A"
Legal Description

Begin at the SW corner of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 89 deg. 28'56"E, a distance of 2,614.08' to a point on the Westerly R.O.W. line of Shelby County Highway 49; thence N 01 deg. 28'26"E and along said R.O.W. line, a distance of 267.58' to the beginning of a curve to the left, having a radius of 13,902.58, a central angle of 01 deg. 15'46", and subtended by a chord which bears N 00 deg. 33'45"E, and a chord distance of 306.43'; thence along the arc of said curve and said R.O.W. line, a distance of 306.44'; thence N 00 deg. 21'57"W and along said R.O.W. line, a distance of 347.99'; thence 89 deg. 14'18"W and leaving said R.O.W. line, a distance of 1,302.63'; thence N 00 deg. 39'00"W, a distance of 398.89'; thence S 89 deg. 40'36"W, a distance of 1,314.63'; thence S 89 deg. 46'45"W, a distance of 1,320.00'; thence S 00 deg. 00'26"W, a distance of 1,318.21'; thence N 89 deg. 17'37"E, a distance of 1,320.00' to the POINT OF BEGINNING. Being located in the S 1/2, of the Southwest 1/4 of Section 6, Township 21 South, Range 1 East and in SE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 West.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2014 03:53:45 PM
\$642.00 CHERRY
20141002000310080

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.