

20160114000014520
01/14/2016 01:06:01 PM
DEEDS 1/3

Send tax notice to:
DAVIES LIVING TRUST
2575 COMANCHE DRIVE
BIRMINGHAM, AL 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Four Thousand Seven Hundred and 00/100 Dollars (\$24,700.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, AJS INVESTMENTS, LLC and ANTHONY JOSEPH SAHAGUN, JR., A MARRIED MAN whose mailing address is: 4751 CHRISTIE LANE, VESTAVIA, AL 35216 (hereinafter referred to as "Grantors") by JAMES F. DAVIES AND MARY E. DAVIES, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAVIES LIVING TRUST, DATED AUGUST 31, 2000 whose property address is: 2575 COMANCHE DRIVE, BIRMINGHAM, AL 35244, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

AJS INVESTMENTS, LLC HAS DISSOLVED. 02/01/2015 WAS THE DATE THE DISSOLUTION WAS AUTHORIZED AS SHOWN IN DOCUMENT RECORDED ON JUNE 9, 2015 IN BOOK LR201513 AT PAGE 13364, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

ANTHONY JOSEPH SAHAGUN, JR. IS THE SAME PERSON AS ANTHONY J. SAHAGUN.

THIS PROPERTY WAS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 14th day of January, 2016.

AJS INVESTMENTS, LLC

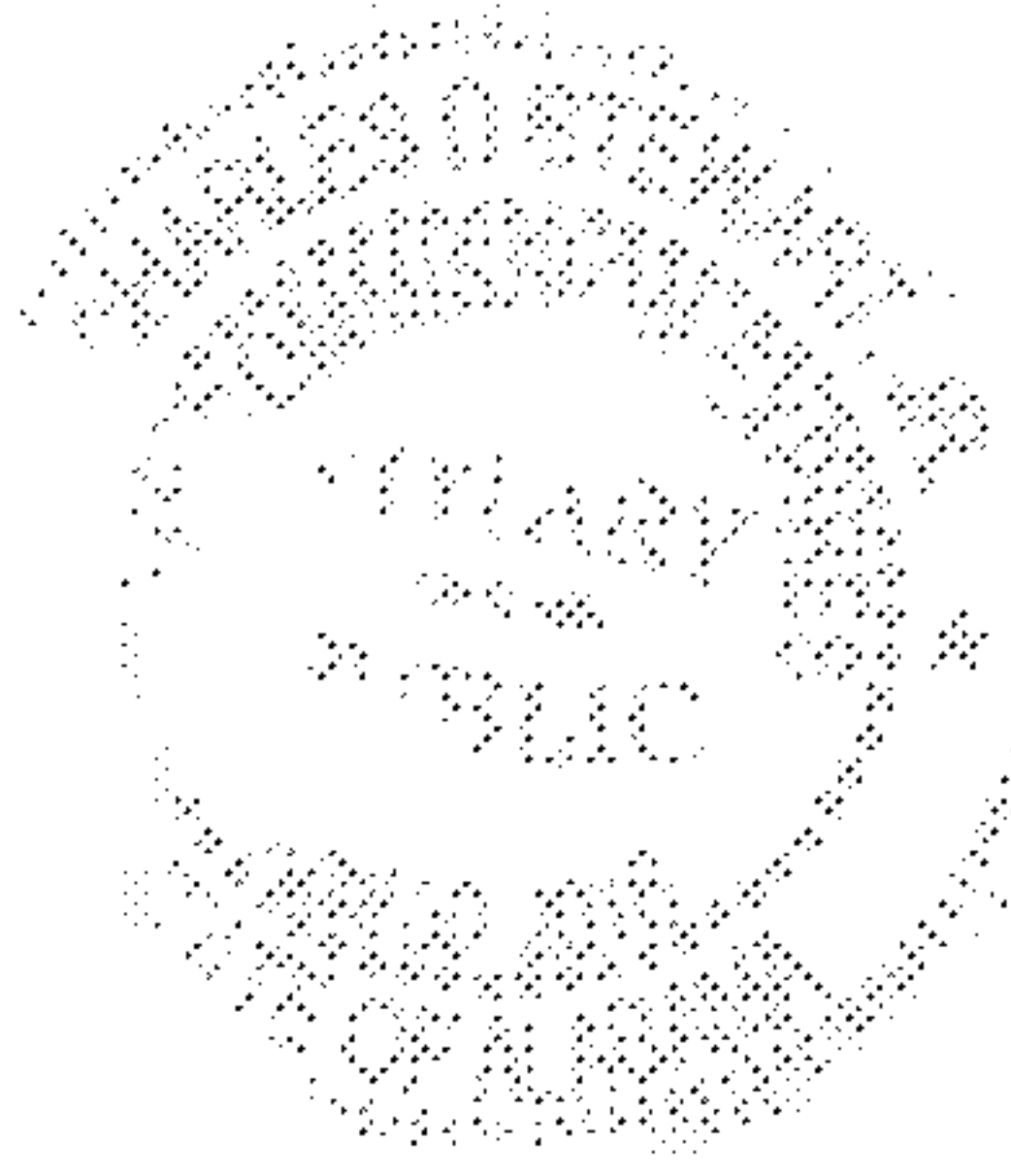

ANTHONY JOSEPH SAHAGUN, JR.,
SOLE MEMBER

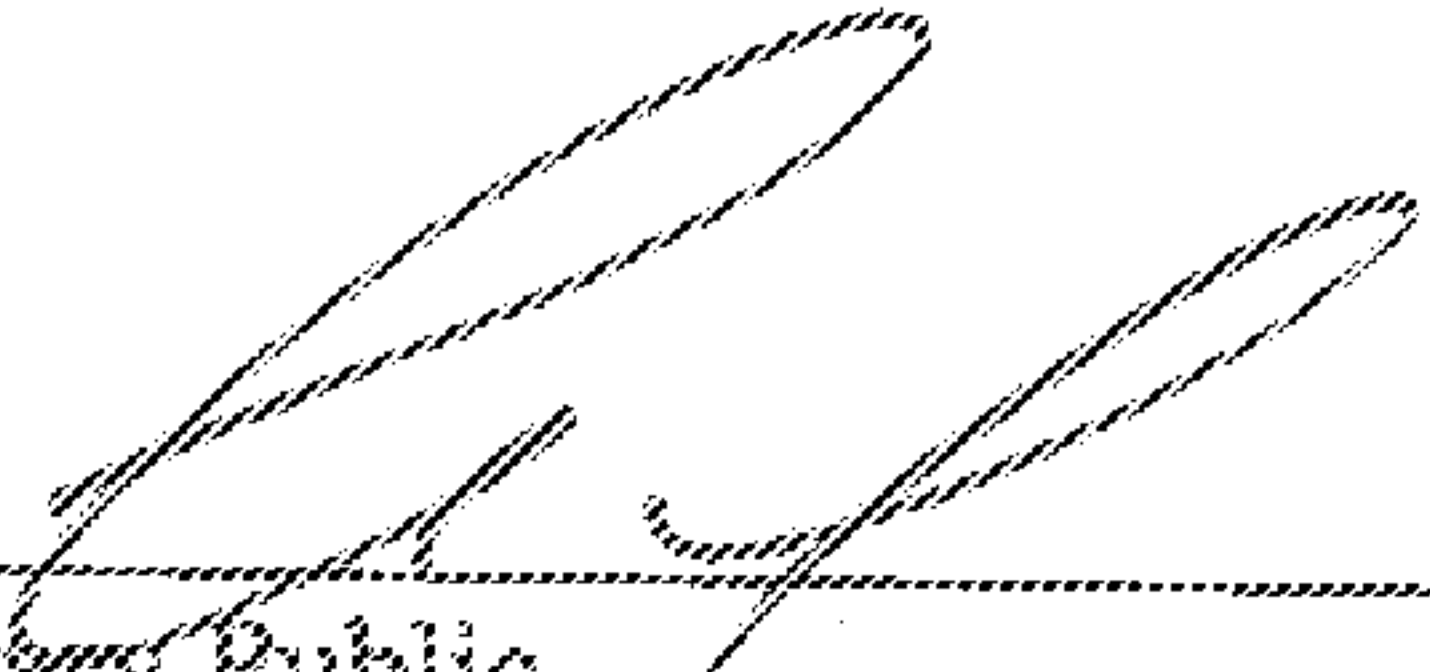

ANTHONY JOSEPH SAHAGUN, JR.,
INDIVIDUALLY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY JOSEPH SAHAGUN, JR. whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of January, 2016.

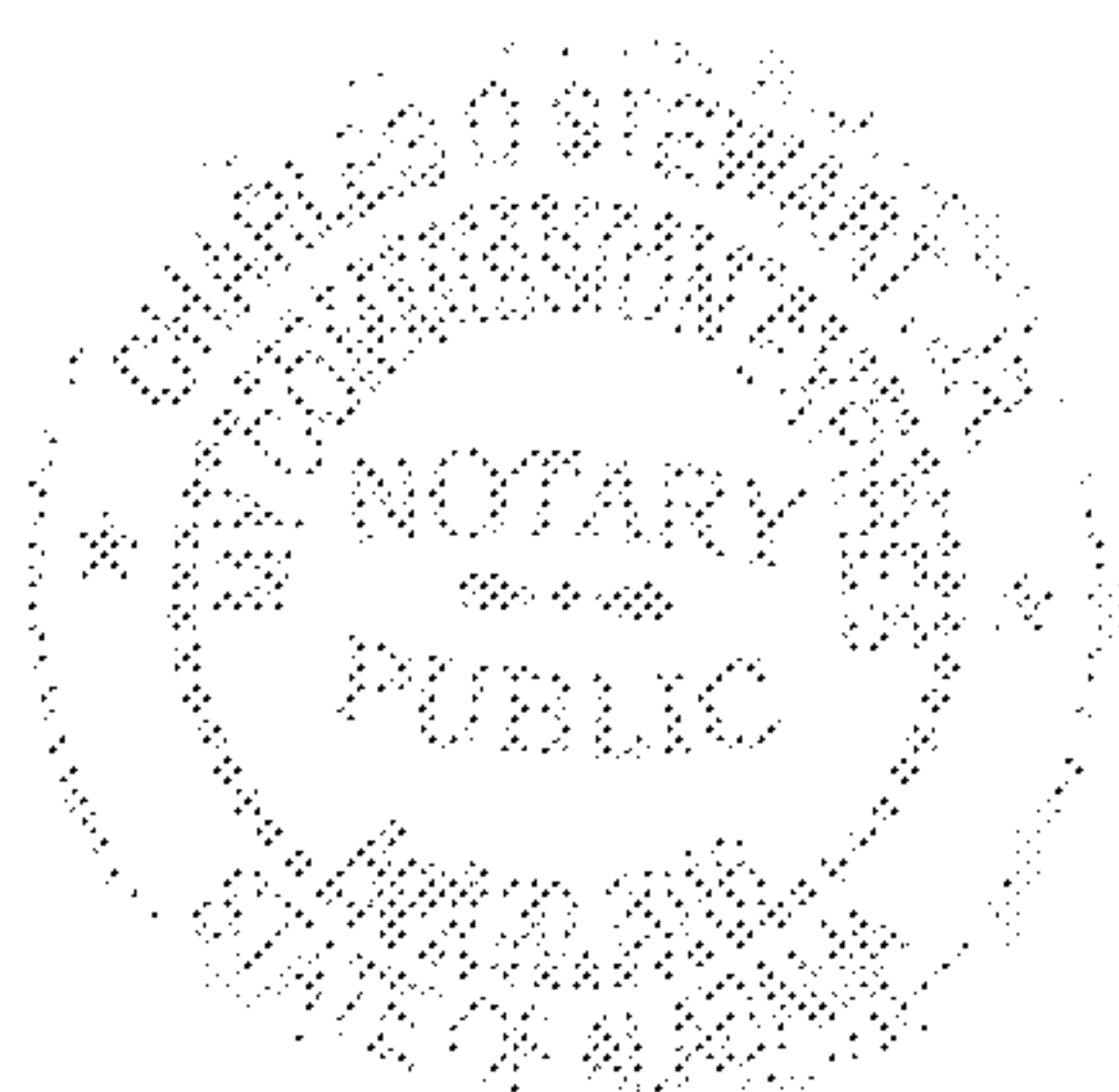


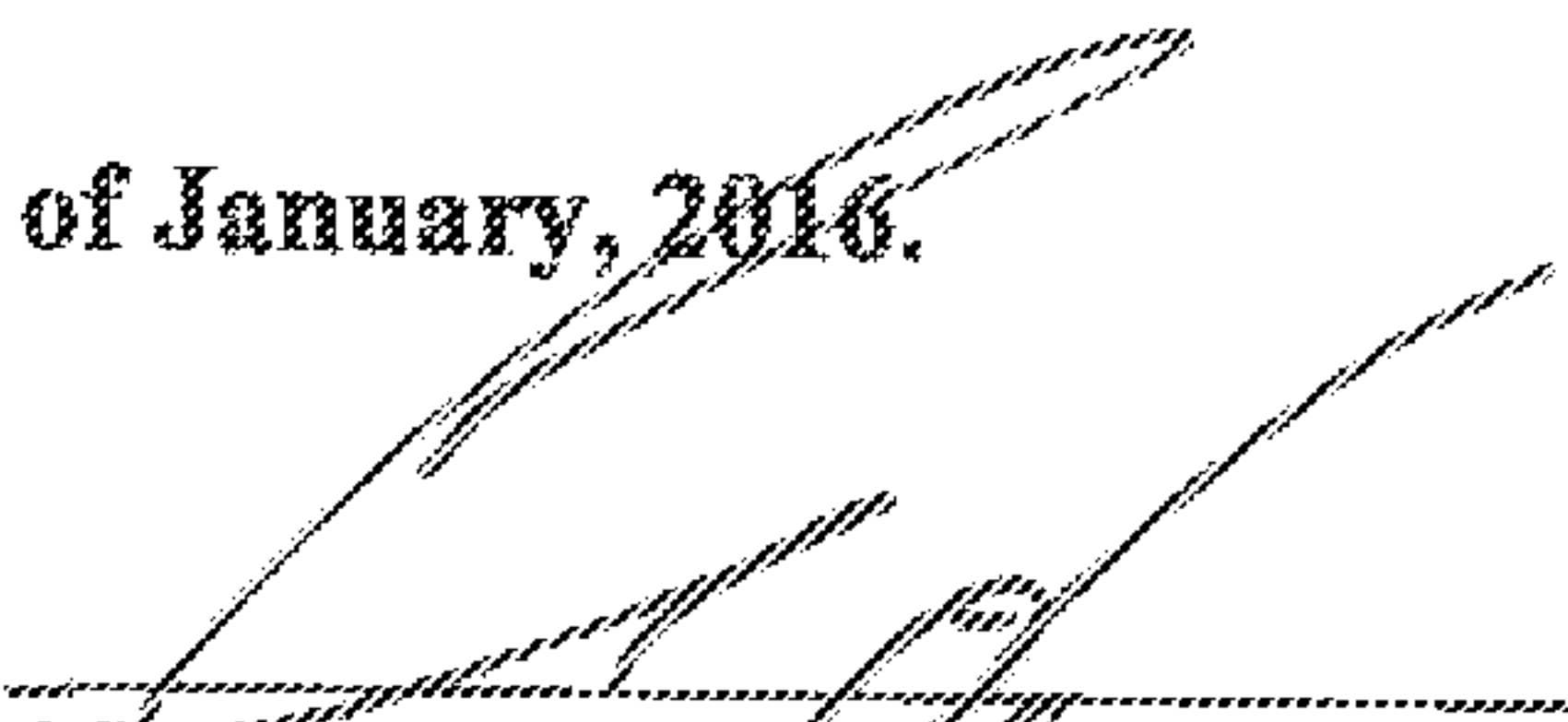

Notary Public
Print Name:
Commission Expires:

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY JOSEPH SAHAGUN, JR. as SOLE MEMBER of AJS INVESTMENTS, LLC is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said LIMITED LIABILITY COMPANY.

Given under my hand and official seal on 14TH day of January, 2016.




Notary Public
Print Name:
Commission Expires:

LEGAL DESCRIPTION

PARCEL I:

COMMENCE AT THE SW CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19S, RANGE 1W, SHELBY COUNTY, ALABAMA AND RUN IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID ¼ ¼ SECTION 330.00 FEET; THENCE TURN AN ANGLE TO THE LEFT 89°49'00" AND RUN IN A WESTERLY DIRECTION 64.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF OLD HIGHWAY 280; THENCE TURN AN ANGLE TO THE RIGHT 93°54'00" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE 104.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 60.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 86°06'00" AND RUN IN AN EASTERLY DIRECTION 220.00 FEET; THENCE TURN AN ANGLE TO THE LEFT 86°06'00" AND RUN IN A NORTHERLY DIRECTION 70.00 FEET; THENCE TURN AN ANGLE TO THE LEFT 93°54'00" AND RUN IN A WESTERLY DIRECTION 20.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 93°54'00" AND RUN IN A NORTHERLY DIRECTION 150.00 FEET; THENCE TURN AN ANGLE TO THE LEFT 93°54'00" AND RUN IN A WESTERLY DIRECTION 200.36 FEET TO A POINT ON A CURVE TO THE LEFT OF THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 280; SAID CURVE HAVING A CENTRAL ANGLE OF 3°23'14" AND A RADIUS OF 2321.41 FEET; THENCE TURN AN ANGLE TO THE RIGHT 91°09'06" TO THE CHORD OF SAID CURVE AND RUN ALONG THE ARC OF SAID CURVE IN A NORTHERLY DIRECTION FOR A DISTANCE OF 137.24 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 89°15'23" FROM THE CHORD OF SAID CURVE AND RUN IN AN EASTERLY DIRECTION 414.38 FEET; THENCE TURN AN ANGLE TO THE RIGHT 58°19'54" AND RUN IN A SOUTHEASTERLY DIRECTION 128.59 FEET; THENCE TURN AN ANGLE TO THE LEFT 3°45'23" AND RUN SOUTHEASTERLY 50.00 FEET; THENCE TURN AN ANGLE TO THE LEFT 14°00'00" AND RUN SOUTHEASTERLY 50.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 14°31'00" AND RUN SOUTHEASTERLY 35.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 10°00'00" AND RUN SOUTHEASTERLY 43.00 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 05°00'00" AND RUN SOUTHEASTERLY 30.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 25°00'00" AND RUN IN A SOUTHERLY DIRECTION 40.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 13°00'00" AND RUN IN A SOUTHERLY DIRECTION 60.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT 16°00'00" AND RUN IN A SOUTHWESTERLY DIRECTION 40.25 FEET; THENCE TURN AN ANGLE TO THE LEFT 114°30'00" AND RUN IN AN EASTERLY DIRECTION 115.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT 89°49'00" AND RUN IN A SOUTHERLY DIRECTION 104.50 FEET; THENCE TURN AN ANGLE TO THE RIGHT 90°11'00" AND RUN IN A WESTERLY DIRECTION 239.94 FEET; THENCE TURN AN ANGLE TO THE RIGHT 90°00'00" AND RUN IN A NORTHERLY DIRECTION 104.50 FEET; THENCE TURN AN ANGLE TO THE LEFT 90°00'00" AND RUN IN A WESTERLY DIRECTION 475.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE SW CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19S, RANGE 1W, SHELBY COUNTY, ALABAMA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID ¼ ¼ SECTION FOR A DISTANCE OF 330.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE LEFT 89°49'00" AND RUN IN A WESTERLY DIRECTION FOR 64.02 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF OLD HIGHWAY 280 (100' RIGHT OF WAY); THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 93°54'00" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 104.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 60.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 86°06'00" AND RUN IN AN EASTERN DIRECTION FOR A DISTANCE OF 220.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 46°57'00" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 81.92 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 133°03'00" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 280.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF OLD HIGHWAY 280 AND THE POINT OF BEGINNING.

PARCEL II:

COMMENCE AT THE SW CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19S, RANGE 1W, SHELBY COUNTY, ALABAMA; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID ¼ ¼ SECTION FOR A DISTANCE OF 330.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE LEFT 89°49'00" AND RUN IN A WESTERLY DIRECTION FOR 64.02 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF OLD HIGHWAY 280 (100' RIGHT OF WAY); THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 93°54'00" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 104.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST STATED COURSE AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 60.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 86°06'00" AND RUN IN AN EASTERN DIRECTION FOR A DISTANCE OF 220.00 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 46°57'00" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 81.92 FEET; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 133°03'00" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 280.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF OLD HIGHWAY 280 AND THE POINT OF BEGINNING.

