

Prepared By:
South Oak Title Trussville, LLC
5582 Apple Park Drive
Birmingham, Alabama 35235

Send Tax Notice To:
HRH ENTERPRISES, LLC
7128 Crown Lane
Trussville, Alabama 35173

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

20161004000363910
10/04/2016 03:30:23 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Five Hundred Seventy Five Thousand Dollars & 00/100 (\$575,000.00)** the amount of which is verified in the sales contract between the parties hereto; to the undersigned, GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, **B. J. HUMPHRIES, a married man**, whose address is 215 BROOK GREEN LN, INDIAN SPRINGS, AL, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **HRH Enterprises, LLC**, whose address is 7128 Crown Lane, Trussville, Alabama 3173, (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, **the address of which is 2724 Chandalar Place Drive, Pelham, Alabama 35124**, to-wit:

SEE ATTACHED EXHIBIT "A"

\$575,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

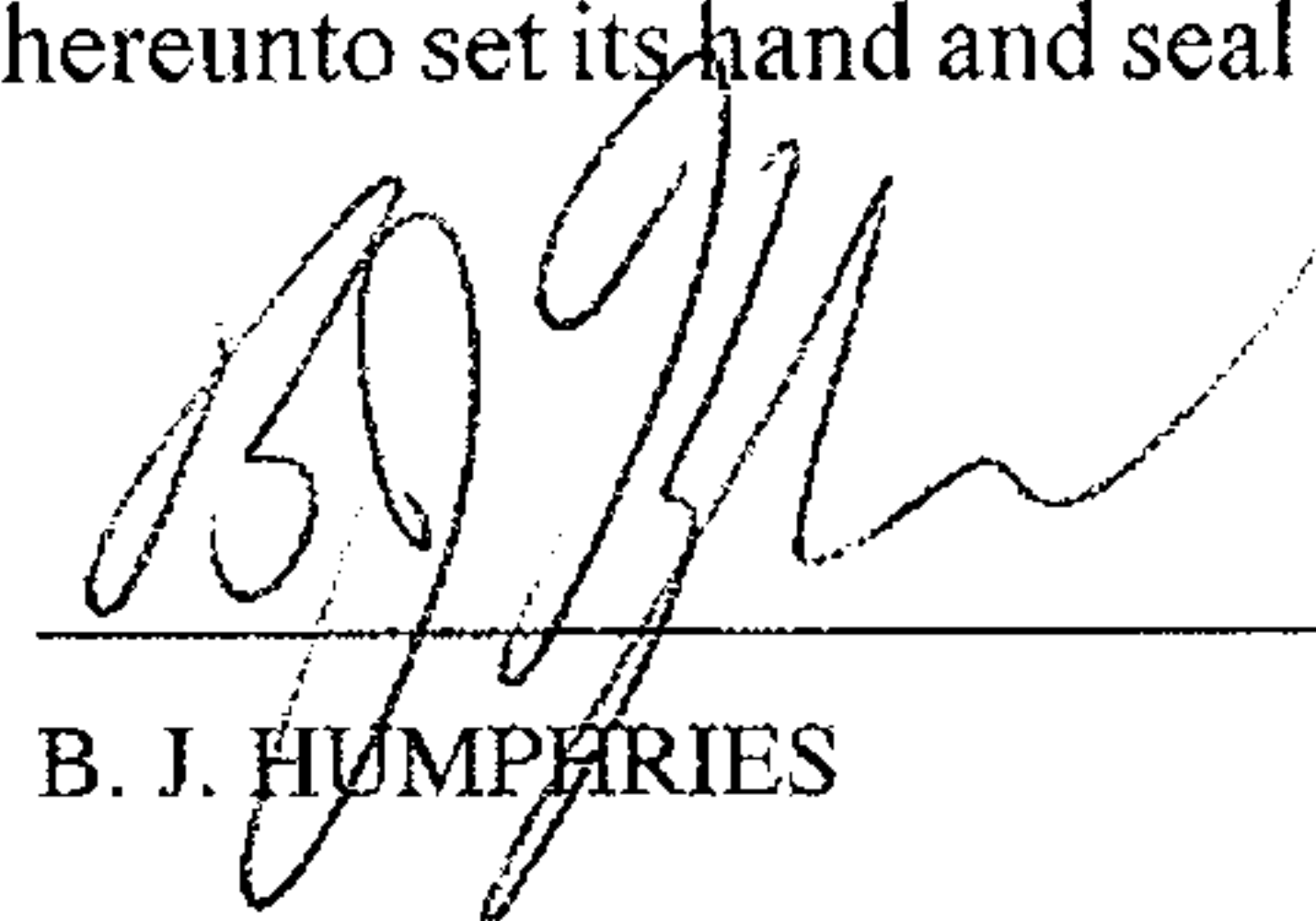
This property is not the homestead of the Grantor nor his spouse.

SUBJECT TO: (1) Taxes for the year 2016 and subsequent years. (2) Easements, restrictions, reservations, rights-or-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, to said GRANTEE, its heirs and assigns.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

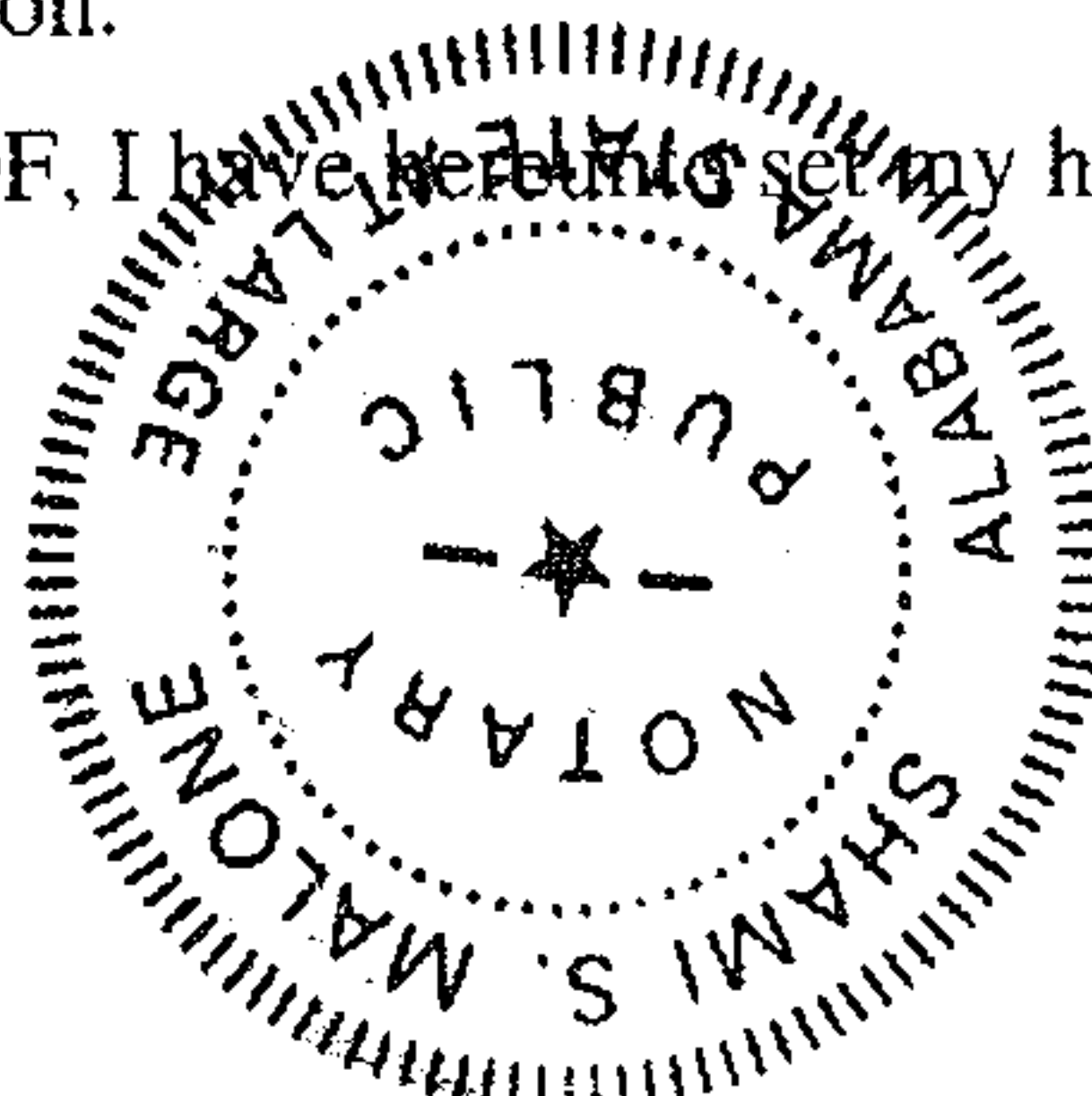
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 3rd day of October, 2016.


B. J. HUMPHRIES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **B. J. HUMPHRIES, A MARRIED** man, 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 conveyance, he executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of June, 2016.

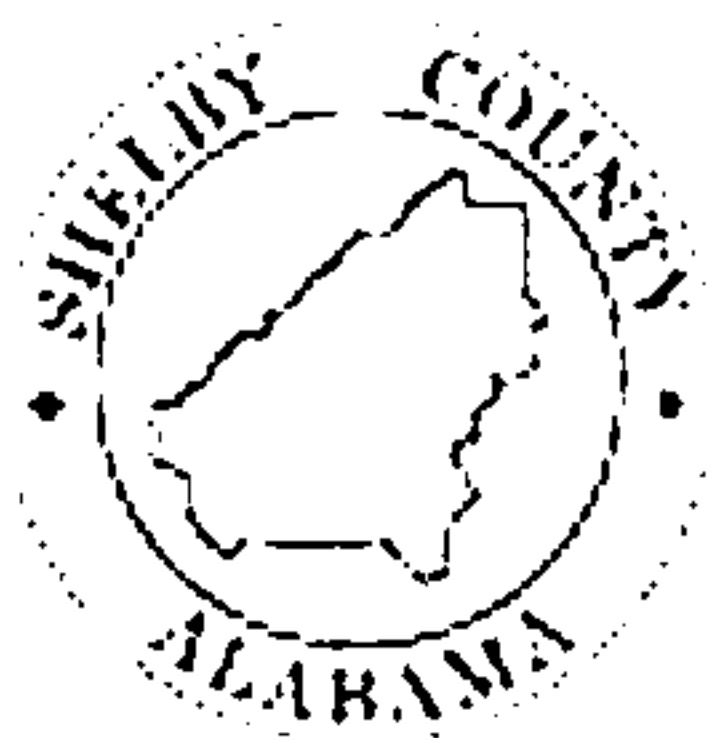



NOTARY PUBLIC Shami S. Malone
MY COMMISSION EXPIRES: 11/3/2016

EXHIBIT "A" - LEGAL DESCRIPTION

20161004000363910 10/04/2016 03:30:23 PM DEEDS 2/2

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, lying more particularly described as follows: From the SW corner of said NW 1/4 of the NE 1/4, run in an Easterly direction along the South line of said 1/4-1/4 Section line for a distance of 272.76 feet to an existing iron pin; being the point of beginning; thence continue along the last mentioned course for a distance of 160.0 feet to an existing iron pin; thence turn an angle to the left of 85° 46' 30.5" and run in a Northerly direction for a distance of 167.46 feet to an existing iron pin; thence turn an angle to the left of 90° 00' and run in a Westerly direction for a distance of 160.0 feet to an existing iron pin; thence turn an angle to the left of 90° 08' 20.5" and run in a Southerly direction for a distance of 179.25 feet more or less, to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2016 03:30:23 PM
\$19.00 CHERRY
20161004000363910

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.