

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Performance Architectural, Inc.
575 Hwy 332
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

20170203000042520
02/03/2017 11:18:47 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Ten Thousand and 00/100 Dollars (\$610,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ysabelita M Little**, married, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Performance Architectural, Inc.** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 2 of Little's Subdivision, which shall be recorded at a future date, in the office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence N87°24'36"W, a distance of 515.70' to the approximate centerline of a creek, all further calls will be along said centerline of creek until otherwise noted; thence S23°26'41"W, a distance of 11.17'; thence S19°33'04"E, a distance of 10.30'; thence S88°21'23"E, a distance of 28.54'; thence N82°47'33"E, a distance of 24.95'; thence S19°26'02"E, a distance of 12.40'; thence S01°21'42"E, a distance of 34.98'; thence S27°18'51"W, a distance of 15.14'; thence S48°22'26"W, a distance of 8.85'; thence N60°34'26"W, a distance of 18.27'; thence S12°44'46"W, a distance of 15.38'; thence S16°36'40"E, a distance of 14.61' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 23.30'; thence S46°35'25"E, a distance of 30.93'; thence S34°52'01"E, a distance of 28.89'; thence S03°12'12"E, a distance of 19.04'; thence S25°56'31"E, a distance of 31.36'; thence S50°31'06"W, a distance of 23.23'; thence S19°22'42"W, a distance of 16.09'; thence S19°15'58"E, a distance of 46.10'; thence S34°40'32"W, a distance of 26.60'; thence S07°28'18"E, a distance of 25.58'; thence S56°06'38"E, a distance of 38.24'; thence S42°50'51"E, a distance of 38.54'; thence S09°55'07"E, a distance of 23.80'; thence S45°16'20"E, a distance of 43.47' to the Northwesternly R.O.W. line of Shelby County Highway 332, perscriptive R.O.W.; thence S39°41'46"W, leaving said centerline of creek and along said R.O.W. line, a distance of 63.72' to a curve to the right, having a radius of 170.00, a central angle of 19°13'10", and subtended by a chord which bears S49°18'21"W, and a chord distance of 56.76'; thence along the arc of said curve and said R.O.W. line, a distance of 57.03'; thence S58°54'56"W and along said R.O.W. line, a distance of 24.58' to a curve to the left, having a radius of 330.00, a central angle of 04°51'25", and subtended by a chord which bears S56°29'14"W, and a chord distance of 27.97'; thence along the arc of said curve and said R.O.W. line, a distance of 27.97'; thence S54°03'31"W and along said R.O.W. line, a distance of 105.72'; thence N34°11'22"W and leaving said R.O.W. line, a distance of 370.63'; thence N54°08'47"E, a distance of 355.90' to the POINT OF BEGINNING.

Said Parcel containing 2.57 acres, more or less.

ALSO AND INCLUDING a non-exclusive Ingress/Egress Easement, being more particularly described as follows:

Commence at the NE Corner of the NE 1/4 of the Sw 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S87°24'36"E, a distance of 515.70' to the approximate centerline of a creek, all further calls will be along said centerline of creek until otherwise noted; thence S23°26'41"W, a distance of 11.17'; thence S19°33'04"E, a distance of 10.30'; thence S88°21'23"E, a distance of 28.54'; thence N82°47'33"E, a distance of 24.95'; thence S19°26'02"E, a distance of 12.40'; thence S01°21'42"E, a distance of 34.98'; thence S27°18'51"W, a distance of 15.14'; thence S48°22'26"W, a distance of

8.85'; thence N60°34'26"W, a distance of 18.27'; thence S12°44'46"W, a distance of 15.38'; thence S16°36'40"E, a distance of 14.61'; thence S54°08'47"W and leaving said centerline of creek, a distance of 355.90'; thence S34°11'22"E, a distance of 322.71' to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 47.92' to the Northerly R.O.W. line of Shelby County Highway 332, perscriptive R.O.W.; thence S54°03'31"W and along said R.O.W. line, a distance of 45.07' to a curve to the right, having a radius of 370.00, a central angle of 14°57'15", and subtended by a chord which bears S61°32'09"W, and a chord distance of 96.30'; thence along the arc of said curve and said R.O.W. line, a distance of 96.57'; thence N40°04'24"E and leaving said R.O.W. line, a distance of 146.35' to the POINT OF BEGINNING OF SAID EASEMENT.

Said Easement crosses Lot 1 of proposed Little's Subdivision.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.


\$610,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and 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 February 1, 2017.


Ysabelita M Little

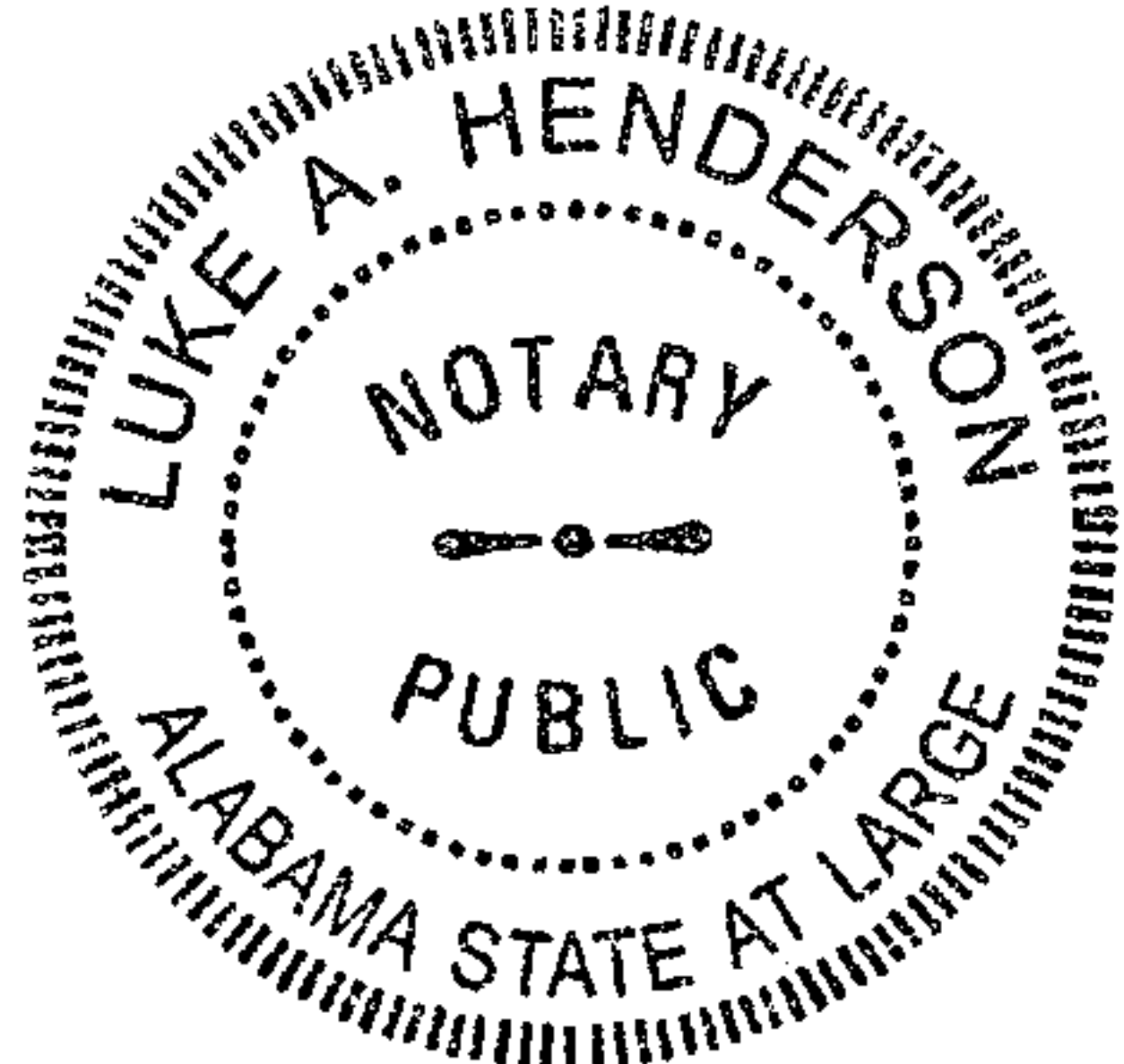
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ysabelita M Little**, married, 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 this instrument, Ysabelita M Little executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 1, 2017.


Notary Public

My Commission Expires: 7-26-2020



Grantor's Address:
867 Valley View Road
Indian Spring, AL 35124

Property Address:
575 Hwy 332
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/03/2017 11:18:47 AM
\$19.00 CHERRY
20170203000042520

