

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-02-5285
Documentary Evidence: Sales Contract

Send Tax Notice To:
Claddagh Land Group, LLC
5562 Highway 55
Wilsonville, AL 35186

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Wayne Raia, Sr. and spouse, Nancy Raia**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Claddagh Land Group, LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the Southwest corner of the NW ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West; thence proceed in a northerly direction along the West boundary of said ¼- ¼ Section for a distance of 560.26 feet to the point of intersection with the East right of way line of State Highway 25 by-pass; thence turn an angle of 24 degrees 57 minutes 45 seconds to the right and run along said right of way for a distance of 84.74 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said right of way for a distance of 100.24 feet to a point, being a fence corner; thence turn an angle of 93 degrees 30 minutes 34 seconds to the right and run along a fence line for a distance of 87.87 feet to a point, being a fence corner; thence turn an angle of 81 degrees 53 minutes 06 seconds to the right and run along a fence line for a distance of 93.19 feet to a point; thence turn an angle of 93 degrees 25 minutes 04 seconds to the right and run for a distance of 95.21 feet to the point of beginning.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 14 day of February, 2017.


20170220000058500 1/1 \$140.00
Shelby Cnty Judge of Probate, AL
02/20/2017 08:49:25 AM FILED/CERT

Wayne Raia Sr. (Seal)

Wayne Raia, Sr.

Nancy Raia (Seal)

Nancy Raia

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Raia, Sr. and spouse, Nancy Raia**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 14 day of February, 2017.

Dawn Rocco
Notary Public
My Commission Expires: 3/26/18

Grantors' Mailing Address:
PO Box 100
Wilsonville, AL 35186

Shelby County, AL 02/20/2017
State of Alabama
Deed Tax \$125.00